

PLANNING COMMISSION REGULAR MEETING MINUTES
July 5, 2022 – 6:00 P.M.

CALL TO ORDER

The regular meeting of the Planning Commission of the City of Highland was called to order at 6:00 p.m. by Chair Hamerly at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Randall Hamerly
	Commissioner	Edward Amaya
	Commissioner	Jarrold Miller
	Commissioner	Jessica Sutorus

Absent:	Vice Chair	Chandra Thomas
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Staff Present:	Kim Stater, Assistant Community Development Director
	Ash Syed, Associate Planner
	Matt Bennett, Assistant Public Works Director
	Matt Wirz, Building Official
	Scott Rice, City Landscape Architect
	Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Chair Hamerly.

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

None

CONSENT CALENDAR

1. Minutes from the May 3, 2022 Regular Meeting.

A MOTION was made by Commissioner Miller, seconded by Commissioner Amaya, to approve the minutes as amended. Motion carried, 4-0-1, with Vice Chair Thomas being absent.

PUBLIC HEARING

2. Specific Plan Revision (SPR 22-001) proposing an amendment to the Greenspot Village & Marketplace Specific Plan (SPR 06-001) to increase the total dwelling unit count from 800 dwelling units to 946 dwelling units and Design Review Application (DRA 22-004) proposing the construction of 546 multi-family residential units, a 7,500 square foot leasing office, recreation areas, and outdoor courtyards on a vacant site. (APN: 1201-341-30)

Associate Planner Syed presented the staff report.

Commissioner Amaya asked are these units going to be a for rent complex?

Associate Planner Syed stated correct.

Commissioner Amaya asked what is the difference between a garden flat and a townhome?

Associate Planner Syed stated it's mostly within the floor plans, but on the exterior the buildings look slightly different. Townhomes, for example, are like single family attached living with an attached garage with direct access and the garden flats are traditional apartment living and cars are parked at a different location.

Commissioner Miller stated under Public Resources Code Section 2166, it lists some allowances and substantial changes that are proposed in the project on page 8. There was an environmental document that was developed to support the original Specific Plan (SP) and now we are looking to change that specific plan, but we don't want to go and revise the environmental impact report, correct?

Associate Planner Syed stated correct.

Commissioner Miller asked why do we have to increase 700 to the 846 units? Why do we need to allow this change to occur?

Associate Planner Syed stated there's a unit cap in the specific plan of 800 and there is a range for PA area 2 and right now in the entire specific plan at 800, we already have 400 that are approved. Approving those 400 would only get us to a density of 18 or 17 dwellings per unit, which is below what the density called for the specific plan, so we have to raise that unit cap to meet that density requirement to at least 20.

Commissioner Miller asked what if the Planning Commission didn't allow this change to occur? How would that impact this project?

Associate Planner Syed stated the design itself is contingent upon a Specific Plan Revision (SPR). They would have to apply for a project that isn't consistent with the SP in some way.

Commissioner Miller asked is it the city's standpoint that the changes that are being proposed based on these new density numbers that none of those changes warrant an update to the Environmental Impact Report (EIR)?

Assistant Community Development Director Stater stated it is an offsetting impact, so overall, in the SP PA 1, 2, 3 it shows the unit count and the commercial square footage. When this plan was adopted in 2014 it had ranges because the city and the developer didn't know exactly what was going to develop first, what the footprint was going to look like, and so it was allowed to have some flexibility. The 546 number that you see was something that we've seen in the plan for a long time and what happened between 2014 and now is PA 3 number had a range from 100 to 300. When TREH Partners came in and did the Specific Plan Amendment, they were allowed to amend that and come down, increase the residential footprint of their ownership and that took part of PA 2, which wasn't originally planned for residential. The project overall and the SP, the whole 104 acres, the impacts analyzed appropriately to cover this type of change which is the 800 to the 946 and we determined was a reduced square footage in the commercial portion from the TREH Partners portion. We also looked at the cumulative traffic, and overall, for the 104 acres was a reduction.

Chair Hamerly stated the biologic and noise study supplemental reports that are going to be submitted, wouldn't those typically be available for public hearing consumption?

Assistant Community Development Director Stater stated there was a supplemental 2019 report and when the first EIR was adopted in 2014 it was the opinion of staff and our consultants that there were not any kangaroo rats on this site. Come to find out that circumstance was not correct, so in 2019 that was updated, and the site was surveyed adjacent to this property in kangaroo rats were found. When that supplemental EIR was certified, there was a mitigation measure that says in the future when development is proposed, there needs to be a presence absence survey conducted on any future development site. If they do come upon some kangaroo rats, then there's they'll start consultation with the appropriate agencies and that will be that we worked out between those agencies.

Chair Hamerly stated regarding the parking issue, there is a lot of units, so it's reasonable to assume that there's going to be a few guests visiting those residents, so it potentially reduces the availability of guest parking by 109 spaces. It would be reasonable to assume that it covered or enclosed parking space would be the exclusive use of a specific residence.

Associate Planner Syed stated if you look at the what's considered covered spaces, there's 267 garaged spaces, which would be private locked and dedicated to a specific unit, but the other ones that are covered are carports. If the management team wanted to assign a certain number of carports that are technically openly accessible to anybody, they could be dedicated guest parking as well so.

Chair Hamerly asked the 372 would not necessarily be dedicated to a specific unit, they could be open to guest spaces?

Associate Planner Syed stated correct. Some of them will be dedicated to a specific unit and some would be reserved for guest parking.

Jonas Bronk, Applicant gave a presentation on Alliance Development Services and the project that is being proposed.

Commissioner Miller stated regarding the drainage patterns on the side, it looks like historically this land is drained west to City Creek and running along the site's western boundary is going to be the TREH Partners property. Is the plan to drain through TREH Partners or are you going to alter the existing drainage patterns?

Mark Bertone Civil Engineer stated in 2014 the City of Highland widened Greenspot Road, and with that was a regional storm drain system which provided 3 laterals stepping up to the north. First one was stubbed in roughly at the TREH Partners entry that has a capacity of 50 CFS moving east at the Chevron Gas Station intersection. That lateral has a capacity of 100 CFS and then continuing down to Calhoun Road, that lateral has capacity of 50 CFS. We've looked at this a couple different ways and the best option for us is to extend the Chevron Gas Station lateral 100 CFS northerly up to our southern track boundary. It would be about 26 acres of retail on PA 1, and 80-90 CFS coming off PA 2 and some of those two is going to be roughly somewhere between 160 and 170 CFS.

Chair Hamerly stated the primary point of access is coming in from Greenspot Road up through the heart of the project there's a gap in there between the REXCO development and where the southern boundary of your project is. How much of that infrastructure is your project going to be responsible for building out to maintain access and it just roadway, or does it include any landscape features?

Jonas Bronk stated it is it is roadway, and there's a median in there, but yes that is a part of our project.

Christina Jenkerson Ali, Public Speaker stated I have been a resident of a City of Highland over 30 years now. As a resident of Calhoun Road and Eucalyptus Avenue, our family has lived here for many years and have been aware of the proposed project throughout its many different forms. This latest revision gives us cause for concern and opportunity for the developer and the city to address those concerns. Firstly, we would we were only made aware of this latest revision in a mailed notice received by us on July 1, 2022 we have reviewed this revision and note several changes in PA 2 to that directly or indirectly affects our properties as well as of our neighbors. In the previous plan, approved by the City Council, the area closest to our properties was depicted as a parking and other less intense uses of our property lines. The new revisions indicate 3 story residential rental units that will be adjacent to our side yard areas, so our concerns are outlined as follows. I provided a copy for you all and would also like a written response to my questions. She listed the concerns to the Planning Commission and asked for answers following her questions provided.

Chair Hamerly asked Mrs. Ali to use the pointer to point to specifically where their property is on this map.

Assistant Community Development Director Stater stated that the letter Mrs. Ali provided are at the back table at the entry for those in the public that wish to have a copy.

Associate Planner Syed stated regarding the top left of the development, it specifies that 6-foot-tall tubular steel fencing is proposed along the perimeter of the site. There's going to be vines and such to make it a little bit decorative for added privacy. Were your concerns excessive lights shining onto your property?

Christina Jenkerson Ali is using the pointer to show the property line of her house and stated it is not the lights, it's the privacy of the home.

Associate Planner Syed stated in our Highland Municipal Code (HMC) it states zero-foot candles at the property line for residential development. So, there should be zero light shining onto your property. Also, your property is included to the SP, your property was already there before the SP was established, but it is included.

Linda Schubert, Public Speaker asked what is adjoining her property is that just wire or is that block?

Associate Planner Syed stated it is tubular steel.

Linda Schubert what's the green square at the end of Calhoun Road?

Associate Planner Syed stated it is landscaping.

Linda Schubert asked if it will be a play yard?

Associate Planner Syed stated it will be a patch of grass. Will you please clarify question number 4 on the letter?

Christina Jenkerson Ali stated you answered that question, it was specifically if we are not a part of SP, but you answered we are a part of the plan.

Assistant Community Development Director Stater stated regarding question number 7, and this properties in the Redlands Unified School District, they are exceptional in their future facilities planning. They talked to us every single year and they have a list of all our proposed projects, approved projects, how many units, when they're online or they under construction. This project has been on their catalog of future projects for a long time, but we do update them every year on where the proposed construction time starts.

Assistant Public Works Director Matt Bennett stated I will answer question 5 and 6. There are indications that Eucalyptus and Calhoun will be widened with the future improvements. If it's a residential single family residential, it's potentially going to be obligated for that individual property to develop. A future annexation to Calhoun to Eucalyptus is not likely. As far as the question of who will pay for and reimburse the property loss, fence and driveways, that is dependent on whether it's an individual single-family redeveloping, or if a developer is coming in and purchasing those properties and making those Improvements, so that would be the compensation. Some of the homes are still on septic, and East Valley Water District (EVWD) and it possible to have sewer provided just south of Calhoun that might be readily available for future connection.

Associate Planner Syed regarding landscape there will be denser plants and trees to shield that view into your backyard.

Jonas Bronk stated I think we can find a good way to screen those backyards is not too complicated. In terms of the properties is in the SP area, but no, nothing that we're doing is a part of this project that would affect your properties. We are not doing the street widening of Calhoun. There will be putting up with the wall, we won't be taking down your fences if they're on your side of the property line, we'll leave them there. If there's trees that are on our side of the property line that we can accommodate, we don't like cutting down trees, we'll keep everything that we can, and we will put in a block wall if the Planning Commission allows it up to six feet and you know some screening elements there as well. What we are talking about today does not affect your properties.

Bahah Ali, Public Speaker stated I grew up in City of Highland since second grade. I want you each one of you just think of yourself as me right here and the rest of us are here. A wrought iron fence looking into our residence with a three-story building, I can no longer even sunbathe if I wanted to. Hypothetically, I can't even do any single thing that I want to do because I've always got eyes on me, someone is always invading my privacy. I've been there for a very long time throughout the chicken coop era. I would love Highland to keep moving forward and I see it moving forward, I'm really grateful for that. We were known for our sleepy town forever, which is good and bad in the same

sense. I'm on Eucalyptus, you have got three stories literally a stone's throw away, which is initially my backyard. I ask you guys a 6-foot wall install. I'm glad that they're putting really big trees, but last I recall trees do shed. I want to know what kind of trees you're putting out if you're putting synthetic trees, great. The second thing we're growing vines on iron fences, and we're trying to conserve water. What I want to see is I want to work with developer and the city. My last question to you is these are apartments and overheard saying we might sell off to a second party or third party. That sounds more like we're going to build something, and if we don't build a revenue, we're going to walk away from it and give it to whomever who's to say in the future decision become government Section 8 housing. We don't know that we don't know what the future holds and we're only relying on what today's economy is doing. That's one of our main concerns, if we got apartments constantly around us, this constant rotation of residents coming in and out, so I ask is for privacy. If we could do something about that and respecting all of us as a little community, I would greatly appreciate it and thank you all.

Salman Ali, Public Speaker stated if we're including a site SP, and are saying there's 20 units per acre. Now I'm on about 1/2 acre, does that mean I can put up 10 apartments at that point?

Chair Hamerly stated yes, that is what it means.

Salman Ali asked pointed at the site plan and asked if those apartments on the eastern side were two or three stories?

Associate Planner Syed stated the townhomes are three stories.

Salman Ali stated I would like to see is I go back to a carport and give us that buffer and brick wall to give us a little bit of privacy. If we can turn that back into a parking carport and move those buildings back further. It is a small family community, technically there are seven houses, however there are three families that own them.

Chair Hamerly stated we are now going to go over site plan, site layout, and site features.

Since the western access to the site has been modified, will we be seeing a modified site plan at any point coming back through that shows how that's connecting? Or will we see that when the commercial component develops?

Jonas Bronk stated we can provide that as part of the package for the City Council hearing or prior if you prefer.

Chair Hamerly stated on the northern property boundary the separation between the small units that are kind of on the central property line to the east of Calhoun, is that a 25-foot set back along there? It looks like it is about 1/2 an inch on our plan.

Jonas Bronk stated 20 feet.

Chair Hamerly asked are those all carport structures along the northern property line?

Jonas Bronk yes, there is a graphic representation that's slightly different for the carports. First, the freestanding garages, there is about 20 garages and I do believe they are along that location.

Chair Hamerly asked are those enclosed garages there?

Jonas Bronk stated correct.

Chair Hamerly asked I know for the city it is usually a standard requirement that the perimeter is a masonry wall. Was there a specific reason that it was abandoned for this project?

Associate Planner Syed stated in the specific plan, it does give an option to use either wrought iron fencing or a block wall. They just chose tubular steel.

Chair Hamerly stated I know on the on the TREH Partners project at the northern extremity we required that they went to an 8-foot-high wall just for extra security because it was a vulnerable area right next to the wash.

Jonas Bronk stated we were looking at page 220. The specific plan that highlights different types of walls.

Chair Hamerly stated the perimeter theme wall was really a frontage along Boulder and that is why they went with the stone veneer with the cap and the pilasters. So, that would be a feature wall against the landscape properties that is going up against it. What is the preference of the Commission to go with the solid wall or wrought iron?

Commissioner Miller, Amaya, and Sutorus stated solid wall.

Chair Hamerly stated ok in the staff report where there's a discussion of the percentage of landscape which was referencing 40% as being the compliance measure of those being met.

Associate Planner Syed stated yes. They met the 40% with the paseo.

Chair Hamerly stated regarding planning Conditions of Approval item 12, it not showing it as being open space. If we have 20 to 25 feet, there is a walkway that goes through there, could it be counted towards landscape areas since that's one of the areas where we're asking for additional screening along the northern boundary?

Jonas Bronk stated we did not call it as an open space, but it is a landscape area.

City Landscape Architect Scott Rice stated regarding that landscape area on the south end of existing Calhoun. It has been referred to as grass a few times, and on the landscape plan it has a light green hatch and that hatch represents a mixture of shrubs, ground cover and trees and just a general landscape. There is a separate shade for the grass areas and there are grass areas shown within the plan. It is not intended to be an open long space.

Chair Hamerly asked if the Fire Department has signed off on not having hammer heads or any three points at the end of some of those? It looks like they are pushing the envelope, but the length of dead end.

Assistant Public Works Director Matt Bennett stated regarding Condition number 15 that we discuss with the Fire Department there was a provided hammer head for fire truck turn around and then there was a gate provided for Edison 24-hour access. We conditioned it after discussing with the Fire Department that this emergency egress or ingress for fire access is a convenient location.

Mark Bertone stated if you look at the red lines that run down those fire alleys, the intent was to demonstrate that you can get 150-foot hose poles from a fire truck that is parked in the shaded alleyways. They would not be driving a truck down there, so from either direction or pulling 150 feet, which is their standard.

Chair Hamerly stated I wanted to make sure that fire had signed off on all the extended length alleys through there. Now, lets go through elevations and color boards.

Commissioner Sutorus stated it was mentioned that it was going to be shingles. Was that because earlier you said the solar was just on the carports and is the solar intended to be on the rooftops as well?

Serafin Maranan, Architect it is our intent to have the photovoltaic panels on top of the carports. In the Monterrey design guidelines, that is one of the acceptable roof material choices.

Chair Hamerly stated I think that the end facades, the fact that there's minimal openings, is respectful of the neighbors, so I think they will appreciate that, but on the south facing ones, I think it's really important to make those as attractive as the longer facades if you can achieve that. You had mentioned two styles, one was the Mediterranean, and what was the second?

Serafin Maranan stated Spanish Colonial.

Chair Hamerly asked if that is the one with the decorative styles on it?

Serafin Maranan stated that is correct.

Chair Hamerly stated I did not see any of the decorative tiles called out at the pedestrian level where the main entries are, some of the arched openings. I did not see it called out on the colored elevations. I saw it was connecting the second and third floor windows.

Serafin Maranan stated we did not call it out, but if you were to look at for example, A20, those arches at the ground floor would tiles surround over the arches. Which is important for us because we want to make sure that if we were to do some decorative tile work, it is something that is more visible, and it does draw everyone's attention. Regarding the shutters the pattern that we were trying to create was that whenever it is a cantilevered gabled element we would have the shutters at the second floor, but if they are laid back and are at the same plane as the garage doors, they would be at the 3rd story.

Chair Hamerly stated at the left hand of the facade that is shown on A10, the pop out that has the gable, so there are shutters on the second level, but then you have the recessed element and there are not shutters at all on that one.

Serafin Maranan stated regarding garage elevations the idea was that whenever we have a gabled element that is cantilevered over the majority of the plane, our shutters would be at the second floor.

Chair Hamerly stated ok, so, that is why there's no shutters on that entire end element where there's four windows.

Serafin Maranan stated correct.

Chair Hamerly stated regarding the clubhouse elevation on A26 I am reading the round top opening that is right of the tower, is that the main door that's going into the clubhouse?

Serafin Maranan stated yes.

Chair Hamerly stated within that style of architecture, if it is referencing the townhome architectural style, would it be appropriate to incorporate some of the accent tiles into that feature since it's the main door?

Serafin Maranan stated yes, we can look at that since its our main entry.

Chair Hamerly stated regarding the roofing materials and there were multiple references in the staff report to S style tiles. I for one completely missed the fact that all the notes in the plan said composite shake or shingle. Given the style of the architecture, it seems like the S style, or a mission style tile would be a more appropriate way to go.

Serafin Maranan stated on the Monterey style as an example, one of the roof elements that we recommended would be the shingle flat tile. I am looking at the design guidelines now, and in the Spanish colonial, which is one of our architectural types, it did state that the roof would be just the S barrel tile.

Chair Hamerly stated if you wanted to break it up, use the same color, however, use a different profile and go with the flat terracotta or clay tile, which is appropriate the Monterey style.

All 4 Planning Commissioners voted unanimously on clay tiles.

Chair Hamerly stated regarding the landscape plans, in the modified Conditions of Approval they are calling for additional tree cover along the northern boundary and it was represented about 5 feet between the north face of the garage and the property line. Are you anticipating that is where the additional plant material cover would go or are you going to be putting more trees into the gaps between the garage and carport structures?

Dan Delle, Landscape Architect stated we can put them in the gap behind all those carports, I think that would be the best option.

Chair Hamerly asked do you have any recommendations? Not sure if we should use the existing plant palette is appropriate. Most of them look like you know low-profile trees.

Dan Delle stated the Afghan pine would be a good option on that north edge, so you get that vertical height.

Chair Hamerly stated overall, I thought the landscaping on the on the plan was a strong concept.

Commissioner Miller stated for the dog park, it is called out as synthetic turf with washdown system. Can you speak to the washdown system and what that consists of it?

Dan Delle stated synthetic turf we find is the best surface. This is because of the use which is bark, mulch, or anything kind of gets muddy. Those types of things the washdown system that we use is kind of belts and suspenders, so the number one thing is drainage on the synthetic turf, so it has a high flow base to it and the backing of the turf is mesh as opposed to like the flat with the holes. The wash down system is an overhead spray system which has a fertilizer injector that you have put in sanitizer, and it will be run every night to keep that down and maintenance will hose it down periodically, about twice a month.

Chair Hamerly asked by the clubhouse, are there any layering of the landscape elements in there where there is going to be hedges or any mounding or any perennials?

Dan Delle stated the concept is we have the Swan Hill Olives lining the Parkway that comes all the way around and then going to the backside. The Swan Hills is going to be smaller than the oaks.

Chair Hamerly stated regarding the Conditions of Approval, we had the wall and the language on the tenant verification. It looked like the areas of concern were on the northeast side because the carports and garages are going to kind of have a natural barrier right there. I did not see any elevation exhibits on the garages, but I'm assuming that there's no windows given their proximity to the property line would be on the backside of the garage. That is going to give us some natural screening in addition to the trees.

Linda Schubert stated they will still be able to see into our backyard. I am on the west side of Calhoun. I really do not want people hopping the fence because we do have a transient problem out there, and I think that's why an 8-foot fence would work better so they are not coming into my yard.

Assistant Community Development Director Stater stated the whole northerly perimeter, split face block, 6 or 8 feet?

All 4 Planning Commissioners voted unanimously on an 8-foot wall.

Kim Buckey Applicant stated if we may request to have a zero set back there so the garage is effectively the wall and then in between you have the wall, right? So, you have garage, wall, garage if there is an in-between space, so the garage is acting both as the use the garage and the wall.

Chair Hamerly stated except that one of the conditions we were asking for additional tree cover just to screen and buffer the structures that were on that north property line so, we are kind of painting ourselves into a corner here with multiple directives.

City Landscape Architect Scott Rice stated let me offer some clarification on the condition. Where the garage would be the zero set back, the garage would be a single-story element or as long as it is a single-story element the additional space away from the taller buildings would provide a little bit more of that buffer. Where there is the residential buildings that are multiple stories closer to the north property line is where the additional trees would be. The buffer would be the distance from the zero-set back side of the garage buildings across the drive isle until you were to the taller building.

Jonas Bronk stated how about a continuous 6-foot block wall with a landscaping screening on our side of the wall that goes higher than six feet?

Chair Hamerly stated that works. We have Condition number 28 which is the solid wall north perimeter, and that is continuous.

Associate Planner Syed stated the 6-foot solid block wall shall be installed along northern perimeter of the site.

Chair Hamerly stated correct.

Assistant Community Development Director Stater stated we have added condition for the crime free multifamily housing, it was not there so we will add that as well as Condition number 29.

Chair Hamerly stated we are amending Condition number 27. We had the entry statements at Calhoun and Boulder, but the signage goes with that so instead of solely by the City's Landscape Architect, the signage is coming back, and those entry statements are being revised. That would come back to the Planning Commission.

Chair Hamerly closed the public hearing.

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 2022-013, recommending the City Council:

- 1) Make a finding under Public Resources Code Section 21166 and the corresponding CEQA Guidelines Section 15162 that there are no substantial changes or new information of considerable importance that would require the preparation of a subsequent Environmental Impact Report and further finding that the project is exempt from further environmental review under Government Code Section 65457;
- 2) Adopt Ordinance No. _____, to amend the Greenspot Village & Marketplace Specific Plan (SPR 22-001)

- 3) Adopt City Council Resolution No. 2022-_____ to approve Design Review Application (DRA 22-004), subject to the modified Conditions of Approval Number 27, 28, and 29 and Findings of Fact. Motion carried, 4-0-1, with Vice Chair Thomas being absent.

RESOLUTION NO. 2022 - 013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HIGHLAND, CALIFORNIA, RECOMMENDING THE CITY COUNCIL 1) ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN REVISION (SPR 22-001) TO INCREASE THE TOTAL DWELLING UNIT COUNT WITHIN THE GREENSPOT VILLAGE & MARKETPLACE SPECIFIC PLAN FROM 800 DWELLING UNITS TO 946 DWELLING UNITS, 2) ADOPT A RESOLUTION TO APPROVE DESIGN REVIEW APPLICATION (DRA 22-004) TO CONSTRUCT 546 MULTI-FAMILY RESIDENTIAL UNITS, A 7,500 SQUARE FOOT LEASING OFFICE, TWO (2) RECREATION AREAS, AND OUTDOOR COURTYARDS ON A VACANT 25 ACRE SITE, AND 3) MAKE A DETERMINATION THAT THE ADOPTION OF THE ORDINANCE IS EXEMPT FROM FURTHER CEQA REVIEW UNDER CEQA GUIDELINES SECTION 15162, PUBLIC RESOURCES CODE SECTION 21666 AND GOVERNMENT CODE SECTION 65457

ANNOUNCEMENTS

Administrative Assistant Goritz announced that there will be a meeting scheduled on July 19, 2022.

ADJOURN

There being no further business, Chair Hamerly declared the meeting adjourned at 8:35 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III
Community Development Department

Randall Hamerly, Chair
Planning Commission