



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

37101 Newark Boulevard, Newark, CA 94560 | (510) 578-4330 | E-mail: planning@newark.org

MINUTES

Tuesday, October 24, 2023

7:00 P.M.

A. ROLL CALL

Vice Chair Aguilar called the meeting to order at 7:19 p.m. Present were Vice Chair Aguilar, Commissioner Becker, Commissioner Bogisich, and Commissioner Pitpitan. Chair Fitts was absent.

B. MINUTES

B1. Approval of Minutes of the regular Planning Commission meeting of October 10, 2023.

MOTION APPROVED

Commissioner Bogisich moved, and Commissioner Becker seconded, to approve the Minutes of the regular Planning Commission meeting on October 10, 2023. The motion passed – **4 AYES, 1 ABSENT**. Chair Fitts was absent.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

Members of the public are invited to address the Planning Commission on any item not listed on the agenda. Public Comments are generally limited to 5 minutes per speaker. Please note that State law prohibits the Commission from acting on non-agenda items.

None.

E. PUBLIC HEARINGS

E.1. Public Hearing to Consider a Recommendation to City Council for the Adoption of the 2023-2031 Housing Element and Safety Element Update of the City of Newark General Plan.

Community Development Director (CDD) Steven Turner greeted the Commission and stated that he would be presenting the Housing Element and Safety Element Updates, which is the result of many months of collaboration between City staff, consultants, and community feedback gathered over the past two years to help determine the Newark Housing Element and the Safety Element Update. He went on to talk about the agenda items that would be discussed that evening, such as an overview of the general plan for the Housing and Safety Elements, the 2023-2031 Housing Element summary, a proposed update to the Safety Element, the environmental assessment, and final revisions, as well as the steps that should be taken and recommendations. He then identified the City's consultants, Paul Peninger of Bay Area Economics, Kristy Wang of Community Planning Collaborative, Shannon Wages of Environmental Science Associates (ESA), and himself, who would be presenting that evening. He also stated that Erica Gonzalez, Attorney at Meyers Nave, was available to assist with any legal questions that may arise. As stated by CDD Turner, the City adopted its General Plan in 2013, which is a long-term plan of the City's goals, policies, and programs that should be pursued over 20 years. He also stated that the General Plan provides the foundation for planning development decisions, specifies the City's goals to benefit its citizens, and serves as a guide for Staff to pursue major public projects during the General Plan. He stated that under state law, municipalities must have a general plan that includes components or chapters such as land use, transportation, housing, conservation and sustainability, risks to the environment, parks, recreation, and open space. In addition to the latter, CDD Turner stated that there are three optional elements in Newark's General Plan: economic development, which promotes businesses within the City, community services and facilities, and health and wellness, which promotes healthy living and community safety. He indicated that Newark's Housing Element is a community housing plan that covers the rules, goals, and programs for housing placement and development, that it is required by State law, it is revised every eight years, and it must be reviewed and approved by the

State. He stated that the Regional Housing Needs Assessment (RHNA), which is part of the Housing Element, is responsible for determining home production objectives for the next eight years. He proceeded on to say that Newark is part of the Bay Area Region, which is governed by the Associated Bay Area of Governments (ABAG/MTC), and they get a RHNA assigned for the entire Bay Area. He went on to clarify that this allocation is based on population and people who do not require housing, such as prisons, vacancies, overpopulation, residential unit demolition, and people overpaying for housing. As stated by CDD Turner, the Bay Area Region received a RHNA allocation from the State of 441,176 housing units for the whole area, with Newark's RHNA being given 1,874 housing units based on a method discussed two to three years ago, due to factors such as high opportunity areas and job access. He added that this RHNA signifies a 70% increase, which is not as bad as other Bay Area adjacent municipalities. Per CDD Turner, Newark's 2023-2031 RHNA of 1,874 housing units are distributed among all income-level households in the community, ranging from very low income to above moderate income, and is based on comparisons to the County of Alameda and Bay Area percentages for each income classification. CDD Turner mentioned the timeline for the Housing Element Update, explaining that staff and consultants spent a significant amount of time from late 2021 to 2022 listening to the community feedback about their housing needs and preparing an analysis that resulted in the 350-page document presented to the Planning Commission that evening. He went on to note that much of the work from involving the community and working with State reviewers began in early February 2023 and culminated in the production of a draft Housing Element, which was available for public review and suggestions from the community for 30 days. Then, in late February, Staff held a study session with the Planning Commission to offer a summary of the Housing Element process and an update, he said. Following that, he noted that Staff and the consultants held a community workshop via Zoom to allow the community to learn more about the Draft Housing Element Update and provide feedback, which was then incorporated into the document. After that, the draft document was sent to the State Housing and Community Development (HCD) for a 90-day review, and they responded in July with a large list of adjustments they needed the City to make, noted CDD Turner. Staff then responded to HCD in August 2023 with the modifications completed, and HCD recently responded with additional modifications that need to be made. However, he stated, Staff believes the Housing Element dated October 3, 2023, is essentially compliant with State Housing

Element law, and as such, Staff chose to present it to the Planning Commission and City Council for consideration. Staff will continue to collaborate with HCD on minor adjustments after adoption but before certification by the State. CDD Turner concluded by stating that the Natural Hazards Element, which was renamed the Safety Element, is a component of Newark's General Plan. He went on to say that, like the Housing Element, the Safety Element contains goals, policies, and measures aimed at protecting the community from unreasonable dangers to the environment, that it has been in place and unchanged since 2013, and that, by state law, when the Housing Element is updated, the Safety Element must also be updated.

CDD Turner inquired whether the Planning Commission had any questions. The Commissioners did not have questions. CDD Turner directed his attention to the Community Planning Collaborative Consultant, Kristy Wang.

Kristy Wang, Consultant at Community Planning Collaborative, stated that it had been a pleasure working with the City Staff and that she would address the Housing Element objectives and policies in further detail, while Paul Peninger would discuss the actions and sites. She began her presentation by discussing community engagement, which began in 2021 and 2022 and was to gather feedback from the community through a community survey on the website, which received 342 responses, having in-person meetings where the community was invited to attend, as well as reaching out to community members at public places such as the library and the senior center, the Tri-City Mobile Pantry, and one-on-one interviews. Kristy Wang went on to say that during the engagement period, some of the concerns they heard from Newark residents included housing affordability due to rising housing prices, not feeling that they live in a neighborhood of opportunity but being interested in a variety of housing types, wanting to plan for climate change, and residents wanting to stay in their communities but finding it difficult because many are facing displacement. She continued her presentation by mentioning some of the Housing Element components, such as housing needs, Affirmatively Further Fair Housing (AFFH), restrictions, resources, housing design, and site inventory. She went on to explain some of the factors considered in housing needs, such as population, age, special needs, race and ethnic background, income levels, and affordability, and stated that Newark has done a good job in meeting housing demands but needs to do more work in providing dwellings at very low and low-income levels. She then discussed Affirmatively Further Fair Housing

(AFFH), a State requirement in which the City must address existing patterns of segregation and inequalities with active and proactive planning for equitable neighborhoods, which was accomplished by comparing Alameda County and the larger region, as well as looking at access to opportunities for different communities. As a result, she said, the emphasis is on both increasing the quality of life for individuals in low-income communities and facilitating access to higher-income ones. She also mentioned that this is closely tied to the recommended programs and planned sites. Kristy Wang pointed out the sites proposed for housing or housing sites zoned for housing from moderate to high resource categories in a PowerPoint presentation she shared, demonstrating that the City is providing all kinds of neighborhoods across Newark and not focusing lower income housing in certain communities or higher income neighborhoods in others. She went on to discuss the constraints, which is another section of the Housing Element, and stated that they have spent greater time internally and working in collaboration with the Department of Housing and Community Development (HCD), as well as considering the community's non-governmental and environmental barriers. Kristy Wang moved on to explain that because of the overall research on the housing needs, the AFFH, and the constraints, they are addressing the goals through policies and programs. She stated that the goals were developed through community involvement, the Planning Commission, and the City Council workshops and that in comparison to the previous Housing Element's housing, it includes protection, preservation, and production with an emphasis on fairness and environmental sustainability. She concluded her presentation by discussing the seven goals in greater detail, including the preservation and improvement of existing rental and owned housing, the facilitation of the development of more homes for more people, the reduction and removal of constraints to affordable housing developments, assisting members of the community to remain in their homes and communities, and increasing access to affordable housing through Notice of Funding Availability (NOFA) and down payment assistance, equity, and environmental justice, and further fair housing throughout the Newark. Kristy Wang turned her focus to the next presenter, Paul Peninger.

Paul Peninger, a Bay Area Economics consultant, discussed the program and site inventory, adding that there are over 30 regulations and several programs, but he wanted to highlight a few of them since they are distinctive. He began by discussing Preservation, which includes two programs aimed at maintaining home quality and conserving current

housing opportunities. Following that, he discussed the Missing Middle Housing program, which includes two of three programs that are driven by State laws passed two years ago, SP9 and SP10, which require cities to allow homeowners and small-scale builders to do urban splits and duplex development on their existing housing lots, and the third program is to support the production of accessory dwelling units (ADU), which is a growing community interest as a way to make extra income or as accommodation for extended families. He then discussed the Special Needs Housing program, which includes three distinct programs to assist people facing homelessness, the establishment of single-room occupancy, and housing mixed into current communities for people with severe developmental disabilities. Mr. Peninger mentioned the Addressing Government Constraints program, which consists of five separate programs designed to simplify permit approval procedures, develop objective design standards, update impact fees comparable to other cities, adjust zoning to allow mixed commercial and residential uses, and update the City's parking standards. He went on to say that those programs are in line with the City's principles and meet HCD regulations. Another program he mentioned was the Partnership program, which would involve collaboration with the Newark Unified School District and other public organizations that possess land to use those public properties for affordable housing. Paul Peninger also discussed the Anti-displacement and Tenant Support program, which consists of four other programs that focus on assisting Newark's current residents in maintaining a place in the community by finding decent affordable housing of all types to meet their family's needs, particularly in the Old Town area, an equitable eviction ordinance to make landlords more difficult to remove longtime renters for various reasons, the shared housing program, which connects the residents to share houses for everyone's affordability, and the tenancy stability program, which supports tenants' stability through minimum lease periods and relocation. He then addressed Affordable Housing Development, which entails assuring proper housing distribution through various programs, which Newark has previously accomplished. He concluded by discussing programs, specifically the First Time Homebuyer Program, which would be accomplished through the development of a Below Market Rate (BMR) homeownership program and down payment help, with an emphasis on first-time home buyers and households of color, both of which have notoriously low homeownership rates. Mr. Peninger continued his presentation by discussing the inventory of sites designated by the City to accommodate appropriate housing in various densities. He went

on to clarify that those locations are in the NewPark Place Specific Plan region, the Old Town area, the nearby area around Thornton Avenue, or the Bay Side Newark area, all of which are driven by policies and initiatives that the City has previously implemented. As a result, he stated, they are making the most of what is currently in place by implementing programs to aid in the development of those sites. To conclude his presentation, he cited the EZ-8 Motel, which the owner may choose to keep open, and the Sycamore vacant lot, both of which are categorized as residential high-density sites. He added that the City had considered this property for a future high-density residential project with a maximum allowance of 60 units per acre. When HCD looks for sites that could be ideal for the provision of affordable housing, one of the factors they consider is whether the sites can be developed at a minimum density of 30 dwelling units per acre or greater due to financial viability. This does not rule out the possibility of a developer purchasing the site and building non-affordable housing; it is the developer's option, he stated.

Community Development Director Turner asked the Commission if they had any questions about the Housing Element. There were no inquiries. CDD Turner stated that Shannon Wages from Environmental Science Associates (ESA) would be presenting the Safety Element, which, per State law, requires an update and is one of the mandatory components of the General Plan.

Shannon Wages from ESA began her presentation by stating that under California State law, cities are required to have a safety element that protects their communities from any unreasonable hazards and that this element must be updated at the same time with a housing element update that includes objectives, regulations, and actions to address every risk and increase their communities' capacity for adaptation to climate impacts. She also mentioned that as of 2019, SB99 and AB747 require the identification of evacuation routes within cities, as well as their capacity, safety, and affordability under a variety of circumstances. She went on to say that the Safety Element, which was formerly known as the Environmental Hazards Element in 2013, is a component of the City's General Plan that identifies safety issues and needs that are expected to be of ongoing concern and guarantees that the City takes appropriate action to reduce natural and man-made dangers and safety threats, as well as responds quickly to any public safety incident. She then described the process of updating the Safety Element, which included reviewing significant plans, analyzing each hazard throughout the City, and amplifying their research

with a community survey that identified community needs and concerns, and incorporating all that community feedback into the Draft Safety Element. She mentioned a few essential plans that were reviewed and incorporated in their analysis, including the soon-to-be-updated 2017 Union City/Newark Multi-Jurisdictional Local Hazard Mitigation Plan, the 2021 Alameda County Local Hazard Mitigation Plan, the 2010 Climate Action Plan Initial Framework, and the Emergency Operation Plan. Shannon Wages went over the Existing Conditions Analysis for each of the Newark-related topics in considerable detail, including air pollution, drought, and water quality, extreme weather, dam breakdown, geologic, flood, and fire threats, hazardous materials, emergency readiness, and noise and vibration. As stated by Ms. Wages, this work was carried out by conducting a community poll to gather opinions on each of the community's concerns, and the response was used to develop the Safety Element's goals, policies, and actions. She ended her presentation by adding that she had the Safety Element, the Existing Conditions Report, and the Evacuation Plan Analysis in front of her in case any questions emerged.

CDD Turner directed his attention to the Commissioners and asked if there were any questions for the consultants. There were no questions from the Commissioners. He went on to discuss the changes made to the Housing Element before submitting it to the State for consideration. He then explained that to update the Housing Element and the Safety Element, which qualify as CEQA projects, staff, and ESA consultants analyzed the changes to the General Plan regarding safety and housing and compared it to the entire Newark General Plan Tune-Up Environmental Impact report prepared in 2013. They discovered, he said, that no subsequent environmental impact report was required to be prepared because no substantial changes have been proposed or the conditions that require major revisions of the General Plan Tune-Up EIR, implying that there will be no changes to zoning in the Housing Element, similarly in the Safety Element the existing conditions report will be updated and new policies and programs will be added to address the conditions; thus, no further EIR is required. He further stated that all Housing and Safety Elements are bound to all mitigation proposals previously accepted from the 2013 EIR. Regarding the revisions to the Housing Element, CDD Turner stated that Staff has been working with the State's reviewers in an interaction process, where a revision was sent to the State in mid-August, the State took 60 days to review, and a new short comment letter was received back from them on October 16, stating that Staff needs to make additional revisions to the Housing Element before certification; Staff believes that the Housing Element is

consistent with State law, but more collaboration with the State is necessary to certify the document. He went on to note that Staff is suggesting adjustments that were not in the Planning Commission's version, but that Staff wanted the Planning Commission to recommend to the City Council that those changes be adopted as part of their recommendation to accept the Housing Element. He added that those adjustments were detailed in a memo that was put at their respective locations, that additional copies were accessible for the people who attended that night, and that they would also be given to the City Council. He went on to say that the amendments are adjustments to proposed programs like the ADU program, which deals with accessory dwelling units, and the Four Corners Program, which looks at commercial areas as a potential source of housing.

Commissioner Becker inquired if the Four Corners area included the Old Orchard Supply and Mi Pueblo. CDD Turner replied in the affirmative.

Commissioner Becker then inquired about the likelihood of a multi-story construction in those locations. CDD Turner answered that Staff would need to get community feedback, but he believes there is a chance for higher-density housing with the buildings, parking lots, or surrounding places.

Continuing with revisions, CDD Turner mentioned the Parking Standards update and studies, which Staff expects to push out to 2025 due to their extent, and Zoning Ordinance Amendments, which the State requires the City to update significant terms and processes that deal with special needs housing. Finally, CDD Turner stated that three new programs would be integrated into the Housing Element: an incentive program for small lot consolidation and development, ensuring maximum residential densities are achieved by reviewing and assessing rules and projects as they come and monitoring the progress of meeting the City's RHNA and residential development on an annual basis. He then informed the Planning Commission that their recommendation on the Housing and Safety Elements would be presented to the City Council through a resolution at the October 26 meeting. Finally, CDD Turner noted that their next actions would be to collaborate with HCD staff to incorporate the revisions into the Housing Element, to hold regular meetings with them through December 2023 to improve the Housing Element, and to seek HCD certification by the end of December 2023. Staff will return before the Planning Commission and City Council to show the adjustments made depending on the revisions submitted.

Staff Recommendation: Staff recommends that the Planning Commission recommend that the City Council adopt a Resolution for a General Plan Amendment to repeal the Fifth Cycle Housing Element for the period of 2015-2023 and adopt the Housing Element of the General Plan for the Period of 2023-2031 and repeal the existing Natural Hazards Element and adopt the Safety Element of the General Plan, in compliance with State Housing Element Law.

Staff recommends incorporating the Housing Element revisions as described in the October 24, 2023, memo.

Vice Chair Aguilar inquired if any of the Commissioners had any questions or comments before starting the Public Hearing.

Commissioner Becker indicated that he would like to make a few comments. He began by praising Staff and the consultants for their great efforts in putting together the document, and he stated that, while the Staff presentation was lengthy, it was necessary given the amount of work and time required to complete it. He stated that he dislikes the fact that the HCD/State has so much power and control over local planning. He understands that the Assembly and Senate Bills were approved by the State and that the City has little say in many areas, but he dislikes it. He believes that the City of Newark has done an excellent job of preparing for development over the years and that in many situations, adjustments mandated by the State tie the City's hands, to have it planned from the top rather than knowing local conditions, local needs, and preferences. With that said, he believes that the Staff and consultants did an excellent job of incorporating all those conditions into the new, revised General Plan and Safety Element and that it is an effective compromise. He went on to clarify that, as CDD Turner mentioned, it is not necessary for the City to build homes; rather, it is required for the city to have opportunities and decrease the limitations on development in the city. Commissioner Becker stated that he supports the City's continued implementation of fair housing regulations, which he believes the City has done well in the past. He added that he supports any measures addressing homelessness and special needs populations, which he believes are long overdue. He also added that he supports programs that help with the rehabilitation of aging housing and that he is looking forward to the ideas that Staff may come up with to help people maintain and stay in their homes as they age. Moreover, he addressed the rental inspection program, which he finds appealing and is looking forward to seeing how it is

implemented. He believes it is beneficial since it will protect tenants, who are often subjected to what landlords dictate. As a result, he stated, it is not a bad thing if done appropriately. Furthermore, he added that he supports the displacement program, particularly during and after the pandemic, because he believes it is critical to protect vulnerable communities who may be unfairly relocated. Commissioner Becker next discussed the initiatives he disliked, mentioning the By Right Development, which he believes ties the City's hands. Another program he cited was Urban Lots Splits, which he strongly opposes because individuals have invested heavily in single-family communities. Because the State requires it, the City will now allow property owners to split their property and develop two, three, or four units on their properties. He pointed out investors coming to Newark and purchasing significant areas of single-family communities before deciding to do a vast area of urban splits with no means to stop them. He believes it would hurt the communities and change the qualities of a single-family neighborhood. Finally, he stated that changes in parking requirements should be carefully examined. He stated that it would be contentious because people continue to drive cars, whether gas or electric, and there is no dependable public transportation, which means that individuals would have to park their cars somewhere else, and if there are no parking spots available, individuals would have to park their cars on other people's properties, causing difficulties among community members. He continued by remarking that, considering some of the restrictions the State has imposed, the City staff and consultants did an excellent job in developing the most recent version of the Housing Element, and moving forward he supports the new Housing Element version.

Vice Chair Aguilar thanked Commissioner Becker for his remarks and inquired whether any other Commissioners had any questions or comments.

Commissioner Bogisich agrees with the State requiring the number of units that must be constructed each year, but the State believes that old residences will be removed, and new ones built. In actuality, she claimed, people want to stay in their neighborhoods and homes, particularly in Newark. As a result, if the state requires the construction of a certain number of units, there will be no space to do so.

Vice Chair Aguilar inquired whether there were any further remarks or questions. He added that while nobody else had any questions or comments, he shared Commissioner Becker's opinions, that the presentation was outstanding, which reflected the amount of

work that went into it, and thanked Staff on behalf of all the Commissioners. He went on to say that hearing from the community's concerns about affordability and wanting to stay in their neighborhood caught his attention and that one of the key concepts of the Housing Element's goals and policy sections was providing affordable housing for all income categories. He went on to note that a couple more items attracted his attention, one of which was Policy H5.4, an amendment to the City's equitable housing program that guarantees affordable units being created on-site rather than the developer paying an in-lieu fee. He continued to say that what appealed to him was that affordable housing would be provided in real-time, indicating that the affordable units would be created at the same time as the market rate units. Vice Chair Aguilar stated that he had a few questions about the memo provided to the Commission that night, specifically whether the 360 units in the Four Corners were specific to one of the properties in the area or unit allocation for the entire Four Corners area. CDD Turner responded that the 360 units would be distributed around the Four Corners area. After completing the public planning process, he said that it may not be for all areas, that certain areas are more appropriate for higher-density residential than others, and that a 360-unit allocation for a Four Corners area is an achievable target.

Vice Chair Aguilar then stated that the Four Corners language of policy informs the State of the City's objectives for future unit allocation in the Four Corners area.

CDD Turner responded affirmatively, explaining that it is not a commitment, that it could be less or more than 360 housing units, and that it is not included in the Housing Element as a housing opportunity site, but rather a reasonable number of units given the amount of land, availability, and potential for development possibilities on that specific site.

Vice Chair Aguilar proceeded on to address the comment on the same policy about the Capital Corridor, which is still in the planning stages, and Newark having a specific plan in the Dumbarton TOD area potentially having a train stop there, to remember that when the time comes, to assess the specific Four Corners area for a better understanding of the probability of getting a station there, and the timing behind it.

CDD Turner agreed with Vice Chair Aguilar and stated that Staff would consider it an essential requirement to establish the residential densities described in the plan. Furthermore, he stated that if the South Bay Connect Project, which is looking into

realigning the freight and passenger rail on the different subdivisions in Southern Alameda County, does not include a passenger rail at Ardenwood, there would be no demand for that sort of housing within the area. He also stated that he believes Four Corners would be able to accommodate some moderate amount of housing in mixed-use projects, which would achieve a variety of goals, but accommodating a rail station in Fremont at Ardenwood, and then responding with some higher density housing that would make more walkable communities, and having people be able to access mass transit without driving, the Ardenwood station would be a pre-requisite for those goals. He concluded by noting that it would have to be closely monitored.

Vice Chair Aguilar stated that the revisions in the memo provided to the Commission that evening, Program H2.11, which is to stimulate the development of small sites through a lot consolidation incentive program, he admires it, especially given the recent approval of the Old Town Specific Plan, which encourages redevelopment. He went on to say that he agreed with everything in the memo and that it would be beneficial to invest in community outreach to educate different property owners about the incentives and all the reasons for lot consolidation and the assembly of a larger mixed-use development.

Lastly, Vice Chair Aguilar asked what the process would be if the Housing Element, once approved by the Planning Commission and adopted by the City Council, was sent to the State HCD is either returned to the Commission and City Council or if it is something that the City and the consultants can work on and have certified.

As reported by CDD Turner, the State's letter dated October 16 indicated that, in their opinion, the City's Housing Element still is not compliant with all the State's housing element rules, and that the revisions required to comply are not major. He went on to say that the adjustments are small and that the list of items in the October 16 letter is the final one. The City can seek adoption, and HCD is supportive of the process, particularly not only after adoption and implementation through resolutions that include the authority of those minor revisions, but also Staff returning to the Planning Commission and the City Council within 60 days of certification to express to the public, Council, and Planning Commission what those changes are and that they are acceptable.

Commissioner Bogisich asked about the Four Corners and whether the City plans to pursue economic development there. CDD Turner stated that the City will not eliminate

retail since it is such a neighborhood-serving commercial sector, that businesses will be pursued there, and that the City sees a type of potential and opportunity for a mixed-use area to help the City reach the goals that have been set.

Commissioner Bogisich cited the Sprouts Market and Safeway in Newark that welcome customers from North Fremont and Union City because those areas only have Lucky's in Union Landing.

CDD Turner restated that the City wants to keep retail feasible in Four Corners and that it is an important aspect of the City's objectives.

Vice Chair Aguilar opened the Public Hearing. He claimed that he had a speaker card from George Maciel, but that he was no longer present. Vice Chair Aguilar then asked if anyone wanted to address the Commission. No one said anything. The Vice Chair closed the Public Hearing.

Vice Chair Aguilar made a motion. Commissioner Becker moved, and Commissioner Bogisich seconded, recommending the Housing Element Update to the City Council for adoption. **The motion passed with 4 AYES and 1 ABSENT** (Chair Fitts was absent).

MOTION APPROVED

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.


H. PLANNING COMMISSIONER COMMENTS

Commissioner Bogisich thanked the Staff for presenting in such an easy and detailed manner, and she hoped that this would be the final modification the State would give to the Staff.

I. ADJOURNMENT

Vice Chair Aguilar adjourned the Planning Commission meeting at 9:04 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Steven Turner", with a long horizontal line extending to the right.

Steven Turner
Secretary