MINUTES
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 13, 2013
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *P Dingwall, P Posey, P Peterson, P Bixby, P Kalmick, P Franklin, P Pinchiff*

AGENDA APPROVAL

A MOTION WAS MADE BY BIXBY, SECONDED BY PETERSON, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF AUGUST 13, 2013, BY THE FOLLOWING VOTE:

AYES: Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

Chair Bixby recused himself on Study Session Item No. A-1 due to his involvement in prior litigation regarding the site and left the room.

A-1. ENTITLEMENT PLAN AMENDMENT NO. 13-001/ VARIANCE NO. 13-008/ SPECIAL PERMIT NO. 13-001 (PACIFIC CITY COMMERCIAL) – Jill Arabe, Associate Planner

Jill Arabe, Associate Planner, gave a brief overview of the proposed project.

There was a lengthy discussion regarding the parking for the project.

There was a lengthy discussion regarding the differences between the approved project and the proposed amendments.

There was a brief discussion regarding the potential retail tenants at the site.

Stenn Parton, DJM Capital, briefly addressed the potential retail tenants for the project.

B. STUDY SESSION ITEMS – NONE

C. PUBLIC COMMENTS – NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, reported that there were Late Communications for Item Nos. B-1 and B-2.

E. PLANNING COMMISSION COMMITTEE REPORTS

Chair Bixby reported on the recent Southeast Area Committee meeting.

F. PLANNING COMMISSION COMMENTS - NONE

6:04 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Chair Bixby

P P P P P P P

ROLL CALL: ***Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff***

AGENDA APPROVAL

A MOTION WAS MADE BY BIXBY, SECONDED BY KALMICK, TO MOVE ITEM NO. B-2 BEFORE ITEM NO. B-1 AND REOPEN THE PUBLIC HEARING FOR ITEM NO. B-1, BY THE FOLLOWING VOTE:

AYES:	**Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

MOTION APPROVED

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

Chair Bixby introduced new Planning Commissioner Mike Posey.

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

B-1a. ENVIRONMENTAL IMPACT REPORT NO. 07-001 (WARNER NICHOLS – CONTINUED FROM THE JUNE 25, 2013 MEETING WITH THE PUBLIC HEARING CLOSED) Applicant/ Property Owner: Jerry Moffatt, Rainbow Environmental Services **Request:** To analyze the potential environmental impacts associated with a proposal to change the land use and zoning designations on the subject property and demolish or remove existing structures that meet state criteria for historic resources. **Location:** 7622-7642 Warner Avenue, 92647 (southeast corner of Warner Ave. and Nichols St.) **City Contact:** Ricky Ramos

STAFF RECOMMENDATION: Motion to: "Certify Environmental Impact Report No. 07-001 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1669 (Attachment No. 1);"

B-1b. GENERAL PLAN AMENDMENT NO. 05-001/ZONING MAP AMENDMENT NO. 05-001 (WARNER NICHOLS – CONTINUED FROM THE JUNE 25, 2013 MEETING WITH THE PUBLIC HEARING CLOSED) Applicant/ Property Owner: Jerry Moffatt, Rainbow Environmental Services **Request: GPA:** To change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General – Maximum Floor Area Ratio of 0.35) on a ±1.1 gross acre portion fronting on Warner Ave. and to I-F2-d (Industrial – Maximum Floor Area Ratio of 0.5 – Design Overlay) on a ±3.3 gross acre portion fronting on Nichols St. **ZMA:** To change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a ±1.1 gross acre portion fronting on Warner Ave. and to IG (General Industrial) on a ±3.3 gross acre portion fronting on Nichols St. **Location:** 7622-7642 Warner Avenue, 92647 (southeast corner of Warner Ave. and Nichols St.) **City Contact:** Ricky Ramos

STAFF RECOMMENDATION: Motion to:

A. "Approve CEQA Findings of Fact with a Statement of Overriding Considerations;"

B. "Approve General Plan Amendment No. 05-001 and forward draft City Council Resolution (Attachment No. 2) to the City Council for adoption;"

C. "Approve Zoning Map Amendment No. 05-001 with findings (Attachment No. 1) and forward draft ordinance to the City Council for adoption."

The Commission made the following disclosures:

- Commissioner Dingwall has visited the site with the applicant.
- Commissioner Posey has toured the site with Mary Urashima, staff, and the applicant.
- Vice-Chair Peterson had no additional disclosures.
- Chair Bixby has driven by the site, and spoken with staff and Mary Urashima.
- Commissioner Kalmick has driven by the site and spoken with Mary Urashima.
- Commissioner Franklin has visited the site.
- Commissioner Pinchiff had no additional disclosures.

Ricky Ramos, Senior Planner, gave the staff presentation and an overview of the project.

THE PUBLIC HEARING WAS OPENED.

Jerry Moffat, applicant, spoke in support of Item No. B-1.

Elizabeth Watson, attorney for Rainbow Environmental Services, spoke in support of Item No. B-1, citing potential benefits to residents of the city, the current building's deteriorated state, and compliance with the General Plan.

Gisela Gamboa, Rainbow Environmental Services, spoke in support of Item No. B-1, citing concerns with potential safety issues at the site in its current state and potential benefits to the city.

Jeff Snow, Rainbow Environmental Services, spoke in support of Item No. B-1, citing potential economic impacts to residents of the city that are employed by Rainbow Environmental Services.

Armando Duarte, Rainbow Environmental Services, spoke in support of Item No. B-1, citing potential benefits of the project for the community and the potential negative economic impacts of denial.

Abraham Huertero, Rainbow Environmental Services, spoke in support of Item No. B-1, citing the potential negative economic impacts of denial.

Cynthia Covarrubias, Rainbow Environmental Services, spoke in support of Item No. B-1, citing the potential negative economic impacts of denial.

Sue Gordon, Rainbow Environmental Services, spoke in support of Item No. B-1, stating that Rainbow Environmental Services should be allowed to develop their property to their best interest and the potential negative economic impacts of denial.

Tadashi Kowta, Little Tokyo Historical Society, spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

Asia Cunnigham, Senator Lou Correa's office, spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

Mary Urashima, resident (with 4 minutes each donated by Marcus Mizushima and Karen Chu), spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures, inconsistency with the General Plan, and insufficient analysis regarding project alternatives. Ms. Urashima stated that this was the last "pioneer" barn in Huntington Beach. She also stated that the demolition cannot be ministerial when it is inconsistent with the General Plan.

Ken Inouye, resident, spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

Art Hansen, professor at California State University Fullerton, spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

Barbara Haynes, Historic Resources Board and Wintersburg Task Force, spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

Tom Fujii, Nikkei for Civil Rights Redress (NCRR) and Orange County Nikkei, spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

Nancy Oda spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

Evelyn (Shimazu) Yee, Azusa Pacific University, Asian Pacific American Librarian Association, and member of a JEMS Church (with 4 minutes donated by Nancy Oda), spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

Susan Whittaker, Ocean View School District, spoke in opposition to Item No. B-1, citing concerns with an industrial land use next to an Ocean View School District elementary school which she felt was not properly analyzed in the EIR. She asked that the site be zoned commercial or open space.

Dr. Kanji Sahara, JACL (with 4 minutes donated by James R. Hosoda), spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures. He briefly discussed the history of Japanese immigrant land ownership in California to emphasize the historical significance of the structures.

Richardson Gray, Huntington Beach Neighbors, spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

Chris Epting, resident, spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

William Kettler, resident, spoke in support of Item No. B-1, citing fairness to the applicant and potential benefits to the city.

Karen Jackle, Huntington Beach Tomorrow, spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures and insufficient analysis of the site as a whole, not per parcel.

Bruce Garner, CrossPoint Church/Liberty Christian School, spoke in support of Item No. B-1, citing the current dilapidated state of the structures, and the potential impacts on the quality of life of adjacent residents.

Gloria Alvarez, Historic Resources Board, spoke in opposition to Item No. B-1, citing the potential loss of historically significant structures.

Elizabeth Watson, attorney for Rainbow Environmental Services, stated the buildings are blighted and cause security issues on the site. She stated that the EIR adequately analyzes all of the alternatives and asked the Planning Commission to approve the EIR.

Mary Urashima, resident, stated that she has spoken with the Furuta family and they do not support demolition.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was a brief discussion regarding the establishment of a local historic district.

There was a lengthy discussion regarding the potential rezoning of the site, the public hearing process regarding any potential projects on the site, and the proximity of the adjacent school site.

There was a brief discussion regarding potentially relocating the structures off site.

Chair Bixby stated that he would not be supporting the project because he does not feel the proposed project outweighs the unmitigated environmental impacts, or that EIR had adequately analyzed the impacts to the neighboring school and residential.

Commissioner Kalmick stated he felt the EIR was incomplete and did not adequately analyze the archaeological resources, historical resources, and the adaptive reuse alternative.

A MOTION WAS MADE BY FRANKLIN, TO DENY CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 07-001 WITH FINDINGS FOR DENIAL.

MOTION WAS NOT SECONDED.

A MOTION WAS MADE BY DINGWALL, SECONDED BY PETERSON, TO CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 07-001 AS ADEQUATE AND COMPLETE IN ACCORDANCE WITH CEQA REQUIREMENTS BY APPROVING RESOLUTION NO. 1669 WITH A MINOR MODIFICATION TO THE MITIGATION MEASURES TO REQUIRE AN ARCHAEOLOGIST BE ON SITE DURING DEMOLITION, BY THE FOLLOWING VOTE:

AYES:	**Dingwall, Posey, Peterson, Pinchiff**
NOES:	**Bixby, Kalmick, Franklin**
ABSTAIN:	**None**
ABSENT:	**None**

MOTION APPROVED

A MOTION WAS MADE BY DINGWALL, TO APPROVE THE CEQA FINDINGS OF FACT WITH A STATEMENT OF OVERRIDING CONSIDERATIONS.

MOTION WAS NOT SECONDED.

A MOTION WAS MADE BY PINCHIFF, SECONDED BY DINGWALL, TO APPROVE GENERAL PLAN AMENDMENT NO. 05-001 AND FORWARD DRAFT CITY COUNCIL RESOLUTION TO THE CITY COUNCIL FOR ADOPTION AND APPROVE ZONING MAP AMENDMENT NO. 05-001 WITH FINDINGS AND FORWARD DRAFT ORDINANCE TO THE CITY COUNCIL FOR ADOPTION, BY THE FOLLOWING VOTE:

AYES:	**Dingwall, Posey, Peterson, Kalmick, Pinchiff**
NOES:	**Bixby, Franklin**
ABSTAIN:	**None**
ABSENT:	**None**

MOTION APPROVED

A MOTION WAS MADE BY PINCHIFF, SECONDED BY DINGWALL, TO APPROVE CEQA FINDINGS OF FACT WITH A STATEMENT OF OVERRIDING CONSIDERATIONS, BY THE FOLLOWING VOTE:

AYES:	**Dingwall, Posey, Pinchiff**
NOES:	**Peterson, Bixby, Kalmick, Franklin**
ABSTAIN:	**None**
ABSENT:	**None**

MOTION FAILED

FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 05-001:

1. Zoning Map Amendment (ZMA) No. 05-001 to change the zoning on a ±4.4 gross acre property located on the southeast corner of Warner Ave. and Nichols St. from RM (Residential Medium Density) to CG (Commercial General) on a ±1.1 gross acre portion fronting on Warner Ave. and to IG (General Industrial) on a ±3.3 gross acre portion fronting on Nichols St. is consistent with the land use designations proposed in General Plan Amendment No. 05-001 and the following goals, objectives, and policies in the General Plan:

   A. *Land Use Element*

   Goal LU 7 - Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

   Objective LU 8.1 - Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subareas in order to improve their character and identity.

   Goal LU 12 – Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenue for the City.

   B. *Economic Development*

   Goal ED 1 - Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

   Objective ED 2.4 - Revitalize, renovate and expand the existing Huntington Beach commercial facilities while attracting new commercial uses.

   Objective ED 2.5 - Revitalize, renovate, and expand available industrial lands and facilities while attracting new industrial uses.

   The project would provide land use and zoning designations that would allow for the future development of commercial and industrial uses on the project site to create economic opportunities and sustain the City's economic viability. It would maintain the pattern of mixed uses in the area while allowing for reuse of the site.

2. ZMA No. 05-001 would only change the land use designation rather than a general land use provision and would not affect the uses authorized in and the standards prescribed for the proposed zoning district.

3. A community need is demonstrated for the change proposed. The current residential zoning designation on the subject site is not appropriate because of the site's proximity to existing industrial uses to the west that generate impacts from heavy truck traffic and odors. A commercial and industrial designation would be more compatible with existing industrial uses to the west. Future commercial and industrial development on the subject site would be subject to existing General Plan, zoning ordinance, CEQA, and design guidelines requirements that require compatibility with existing sensitive uses.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The proposed ZMA will replace the current residential zoning designation on the subject site, which is incompatible with existing industrial uses to the west, with more compatible commercial and industrial designations. The proposed CG and IG zoning designations are extensions of zoning designations already existing in the area. Future development of the subject site will require compliance with General Plan, zoning, CEQA, and design guidelines requirements intended to address compatibility with adjacent residential and school uses.

B-2. **ENTITLEMENT PLAN AMENDMENT NO. 13-002 (BJ'S RESTAURANT HOURS) Applicant:** Alcoholic Beverage Consulting Service, Mike Brewer **Property Owner:** Robert Koury **Request:** To amend Condition of Approval No. 8 of Conditional Use Permit No. 09-018 to permit the restaurant (including outdoor dining and alcohol service) to open at 8:00 AM instead of 11:00 AM, Monday through Friday. All other hours of operation remain the same. **Location:** 200 Main Street, Suites 101 & 102, 92648 (northeast corner of Main Street and Walnut Avenue) **City Contact:** Ethan Edwards

STAFF RECOMMENDATION: Motion to: "Approve Entitlement Plan Amendment No. 13-002 with suggested findings and conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Dingwall had no disclosures.
- Commissioner Posey has eaten at the restaurant.
- Vice-Chair Peterson has visited the site.
- Chair Bixby has eaten at the restaurant and others in the chain.
- Commissioner Kalmick has visited the site.
- Commissioner Franklin has eaten at the restaurant and is familiar with the project.
- Commissioner Pinchiff has eaten at the restaurant and is familiar with the project.

Ethan Edwards, Associate Planner, gave the staff presentation and an overview of the project.

THE PUBLIC HEARING WAS OPENED.

Michael Brewer, applicant, spoke in support of Item No. B-2, indicating that he concurred with staff's recommendations.

Richardson Gray, resident, spoke regarding Item No. B-2, and asked staff to address how the City Council resolutions regarding alcohol service in the downtown area would apply to this application.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was a brief discussion regarding application of the 2011 and 2013 City Council resolutions regarding alcohol service in the downtown area.

A MOTION WAS MADE BY BIXBY, SECONDED BY FRANKLIN, TO APPROVE ENTITLEMENT PLAN AMENDMENT NO. 13-002 WITH SUGGESTED FINDINGS AND CONDITIONS WITH A MINOR TYPOGRAPHICAL CORRECTION TO THE TABLE IN CONDITION OF APPROVAL NO. 1, BY THE FOLLOWING VOTE:

AYES:	**Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff**
NOES:	**Dingwall**
ABSTAIN:	**None**
ABSENT:	**None**

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301, Class 1, of the CEQA Guidelines, which states that operation and minor alteration to existing structures involving negligible or no expansion are exempt from further environmental review.

FINDINGS FOR APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 13-002:

1. Entitlement Plan Amendment No. 13-002 to amend Condition of Approval No. 8 of Conditional Use Permit No. 09-018 to permit the restaurant (including outdoor dining and alcohol service) to open at 8:00 AM instead of 11:00 AM, Monday through Friday will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. As conditioned, the amendment to the restaurant's hours of operation will not result in increased parking, safety, or noise issues, above that expected in a typical mixed-use environment. The amendment is consistent with scope and intent of the development in the downtown and supported by the General Plan and the Downtown Specific Plan; and, the increased availability of the existing outdoor dining will enhance the use and provide enjoyment for patrons of the restaurant.

2. The proposed amendment will be compatible with surrounding uses because it is proposed in a Specific Plan area designated for mixed-use pedestrian-oriented development. The restaurant is surrounded by commercial, office, and restaurant uses and therefore will be compatible to its surroundings. The use will be required to comply with conditions of approval pertaining to hours of operation and alcohol consumption to assure that any potential impacts to the surrounding properties are minimized. The modified hours of operation will allow for additional outdoor dining opportunities and is primarily intended to enhance the dining experience for patrons, and will not negatively impact adjacent properties. Additionally, the use is subject to noise regulations to further ensure compatibility with surrounding properties.

3. The proposed amendment will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it will be located. The proposed project as conditioned complies with the base district and other applicable provisions including parking. There is no physical expansion that includes additional floor area to the existing building as part of this request and the use will comply with all building occupancy/exiting requirements.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Mixed Use on the subject property. In addition, it is consistent with the following goals, policies, and objectives of the General Plan:

A. *Land Use Element*

Goal LU 7: Achieve a diversity of land uses that sustain a City's economic viability, while maintaining the City's environmental resources and scale and character.

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

Goal LU 11 Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy LU 15.2.2 Require that uses in the Pedestrian Overlay District be sited and designed to enhance and stimulate pedestrian activity along the sidewalks. Assure that areas between building storefronts sand public sidewalks are visually and physically accessible to pedestrians.

The existing restaurant is consistent with the Land Use Density Schedules for the Downtown and modifying the hours of operation increases the economic viability of the establishment by providing greater dining opportunities. This amendment allows for additional employment opportunities and captures visitor and tourist activity within the downtown. The increased availability of the existing outdoor dining area will further stimulate pedestrian activity along Main Street. The site is located in a mixed-use district of the downtown area and within walking distance of several downtown-parking facilities as well as residential uses thus reducing the need for automobile use. The existing outdoor dining area is designed to provide the minimum code required eight-foot wide sidewalk to ensure that the area is physically accessible to pedestrians, consistent with the remainder of the second block of Main Street.

B. *Coastal Element*

Policy C 3.2.3 Encourage the provision of a variety of visitor-serving commercial establishments within the Coastal Zone, including but not limited to, shops, restaurants, hotels and motels, and day spas.

The proposed use will promote commercial establishments in the Downtown and will expand the available visitor-serving commercial uses within the Coastal Zone.

LCP / DTSP Main Street should be a lively, active commercial district at the street level. The first floor of developments along Main Street should be commercial, with open-air establishments encouraged.

The proposed amendment to the hours of operation increases the commercial viability of the existing restaurant by allowing for its continued success within the Downtown while expanding its available amenities to its patrons. The increased availability of the existing outdoor dining area will create a more lively pedestrian oriented use and is consistent with the other outdoor dining uses along Main Street.

CONDITIONS OF APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 13-002:

1. The hours of operation for the restaurant including outdoor dining and alcohol service shall be limited to:

DAYS OF WEEK	HOURS OF OPERATION
Monday through Thursday	8 AM to 12 AM (midnight)
Friday	8 AM to 1 AM
Saturday	8 AM to 1 AM
Sunday	8 AM to 12 AM (midnight)

2. All conditions of approval required pursuant to Conditional Use Permit No. 09-018, with exception of Condition of Approval No. 8, shall remain valid.

3. EPA No. 13-002 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

C. CONSENT CALENDAR – NONE

D. NON-PUBLIC HEARING ITEMS – NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING
Scott Hess, Director of Planning and Building - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
Scott Hess, Director of Planning and Building – reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING
Jane James, Planning Manager– reported on the items for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS - NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Kalmick welcomed Commissioner Posey to the Planning Commission.

Chair Bixby welcomed Commissioner Posey to the Planning Commission and then reported on a recent trip to the Peter's Landing Farmer's Market, noting that organic produce is now available.

ADJOURNMENT: Adjourned at 10:25 PM to the next regularly scheduled meeting of Tuesday, August 27, 2013.

APPROVED BY:

Scott Hess, Secretary

Erik Peterson, Chairperson