

**CITY OF MANHATTAN BEACH
[DRAFT] PLANNING COMMISSION
MINUTES OF REGULAR MEETING
JUNE 12, 2019
(DRAFT)**

A. CALL MEETING TO ORDER

A Regular Meeting of the Planning Commission of the City of Manhattan Beach, California, was held on the 12th day of June, 2019, at the hour of 6:00 p.m., in the City Council Chambers, at 1400 Highland Avenue, in said City.

Chair Burkhalter called the meeting to order.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Fournier, Morton, Thompson, Ungoco, Chairperson Burkhalter
Absent: None
Others Present: Anne McIntosh, Community Development Director
Michael Estrada, Assistant City Attorney
Gilbert Gamboa, Senior Civil Engineer, Department of Public Works
Shawn Igoe, Utilities Division Manager, Department of Public Works
Prem Kumar, City Engineer
Ted Faturos, Assistant Planner
Angela Soo Seilhamer, Recording Secretary (substitute)
Rosemary Lackow, Recording Secretary (remotely)

D. APPROVAL OF AGENDA

It was moved and seconded (Burkhalter/Morton) to approve the agenda with no changes; hearing no objections, it was so ordered.

E. AUDIENCE PARTICIPATION (3-minute limit) - None

F. APPROVAL OF THE MINUTES

06/12/19-1. Regular Meeting – May 22, 2019

It was moved and seconded (Morton/Burkhalter) to approve the minutes of May 22, 2019 as submitted, there being no objections, it was so ordered with Commissioner Thompson abstaining.

G. PUBLIC HEARINGS

06/12/19-2 Proposed Use Permit and Adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Peck Reservoir Replacement Project (City of Manhattan Beach - Department of Public Works)

Chair Burkhalter opened the public hearing on this item and invited a staff report.

Community Development Director McIntosh gave a brief overview, noting that tonight's actions before the Commission includes approval of a Use Permit (required for a major utility project in the PF zone) and adoption of environmental review documents (Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program) for the Peck Reservoir Replacement Project. She noted that in this case the City is not only the applicant, but also the reviewing and regulating body, and by requiring a Use Permit, the project undergoes a process with full public review and transparency.

Gilbert Gamboa, PE, Public Works Senior Civil Engineer and City Project Manager, first introduced key people on the project team including Chris Mote, PE, Stantec, the Consultant Project Engineer, City Engineer Prem Kumar, and Public Works Utilities Division Manager Shawn Igoe; all will be able to address any questions for the Commission tonight.

Mr. Gamboa explained, in response to **Commissioner Fournier**, that the tasks that has been contracted to Stantec is the preparation of the CEQA documentation for the project, which is a “Mitigated Negative Declaration” (“MND”) and related mitigation monitoring program (“MMRP”). **Director McIntosh** clarified an EIR was not required and noted that the project environmental review will be covered later in the staff presentation.

Senior Civil Engineer Gamboa and **Stantec Project Engineer Chris Mote** combined to present a detailed Power-point presentation that highlighted the following topics:

- **Project Background:** originally constructed 1957; identified as priority project 2010; engineering firm Stantec hired 2016; approval by City Council in 2017 as an “in kind” replacement; water treatment component added 2018; public outreach (3 public meetings so far); project design currently 60% complete.
- **Project Overview:** Existing elements include: 7.5 million-gallon concrete reservoir, operations building, pump station, 24 trees, perimeter chain-link fencing; Six proposed (new) elements include: 8 million-gallon concrete reservoir, pump station, operations building, water treatment facility, various on-site elements (“MSE” retaining walls, landscaping, various height metal fencing, sidewalks). Offsite improvements include: 1) on Peck Avenue: new sidewalk (between 18th – 19th Streets), sewer and electrical connections and pavement resurfacing; 2) on 18th Street: pipeline trenching, and 3) on 19th Street: pipeline trenching and new sidewalk.
- **Construction Phase:** duration 16-20 months; start (pending next steps) 2020
- **Construction Impacts:** Initial Study identified impacts; important elements include dust, noise, truck hauling routes, temporary storage.
- **Mitigations:** key measures include (but not limited to): Noise: limit in construction hours, days; Truck hauling: haul routes to include both primary and alternate during peak construction; Dust control: site watering and covering of materials, street sweeping; Temporary Materials Storage: mostly on-site with possible use of School District property next to field for staging and access.
- **Off-site Work:** includes work on Peck (sewer and power connections, new sidewalk, pavement resurfacing); work on 18th Street, Herrin Ave and 19th Street (pipeline replacement trenching work and pavement resurfacing).
- **Environmental Review (CEQA) Prepared by Stantec:** Initial Study (impact analysis), MND (proposed) and MMRP. An EIR not required as impacts are temporary, and to be mitigated to be less than significant.

Senior Engineer Gamboa concluded by summarizing the three actions that are required of the Planning Commission, upon conduct of the public hearing: 1) Approve the project Use Permit, subject to findings and conditions, 2) Adopt the Mitigated Negative Declaration and 3) Adopt the Mitigation Monitoring and Reporting Program (MMRP). The next steps include: the project design will be completed; project plans will go through plan check and permitting; City Council will authorize final design and construction bidding; additional community meetings will be held, as required; the public bidding process will be undertaken; the existing reservoir will be decommissioned; construction will start; work to be completed; and finally, the new reservoir will start up and be commissioned.

Community Development Director McIntosh explained that, in conducting the project environmental review for the project, it was determined that all potentially significant impacts, as a result of specific mitigation measures, would be at or reduced to a level below a threshold of “significant”, and therefore an EIR is not required under CEQA. Director McIntosh also noted that the extent of research and analysis done is generally the same for both an MND and EIR.

Chair Burkhalter invited the Commission to ask questions of staff.

Commissioner Fournier requested clarification as to what the process would be, or how the Commission could provide input on the project as it progresses towards being fully designed. **Senior Engineer Gamboa** clarified that as the project design progresses, he expects there will be some latitude to allow for some design changes; however, the Planning Commission is the final approving body for the

environmental review, unless the project is appealed, and the project will go before City Council for approval of final design and authorization for public bidding and construction.

Commissioner Fournier inquired about whether the City has a limit in the amount of water that it can pump from its well. **Utilities Manager Shawn Igoe** responded that the City has a pumping allocation of approximately 1,700 acre-feet of water and under current operations is substantially under that limit, and affirmed that increasing the amount of water pumped is an issue that can be explored by the City.

Commissioner Fournier requested that staff comment on the truck routes being proposed. **Senior Engineer Gamboa** explained that the route from the 405 freeway to Peck Reservoir site via Marine Avenue is designated as the primary route, but an alternate route will take trucks from Peck Reservoir site south to Manhattan Beach Boulevard and out of the City, as this is needed to provide a more efficient one-way circulation during peak hauling activities. Mr. Gamboa explained that the City is in discussion with the school district on how to coordinate activities, so as not to impact school schedules and programs. Staff is aware of morning school drop off traffic patterns and thus far, staff is confident that the truck circulation, including use of school property can be worked out with impacts mitigated to a less than significant amount. Mr. Gamboa noted that the final solutions will be finalized in a traffic control plan that is part of an overall Construction Management Plan, and will be implemented through the project bid package and ultimately, the contract.

In response to further inquiries from **Commissioner Fournier**, **Stantec Project Engineer Chris Mote** explained 1) the lifespan of the project is a minimum of 60 years but could well exceed that time frame if no sizeable seismic events occur; 2) the City Council has elected, so far, that a solar energy facility **not** be added to the reservoir, however, the roof has sufficient structural strength and there is continued discussion on this, and likely adding solar, if this were to occur, would be a new project; and, 3) while the reservoir is under construction, the City will rely on its secondary reservoir at “Block 35” on Rowell Avenue between 6th and 8th Streets and if needed, water is available from City of El Segundo Water and California Water Service, through the City of Redondo Beach.

Chair Burkhalter raised two concerns: 1) that the net loss of 24 trees on the project site is significant and not consistent with General Plan policy to protect and replace trees. He suggested that this loss be mitigated by replanting trees either on the site or elsewhere; and 2) that, being that this is a very large infrastructure project surrounded on three sides by homes, there is a great potential for parking and traffic impacts to residents. He suggested measures be written into the project contract such as: limiting construction vehicular activities to non-peak school hours (e.g. 9:30 a.m. – 3:00 pm), strictly prohibiting any work on Saturdays, implementing a temporary permit parking program and requiring (as opposed to encouraging) contractor car-pooling and off-site parking.

Senior Engineer Gamboa responded that, 1) Regarding trees, visual buffering of the new reservoir will be accomplished with new planted embankments but there will be few locations suitable to replace all 24 trees on-site. Some tree planting may be possible in the north west corner (19th Street at Peck Ave), but perhaps a better solution is to include the replanting of lost trees within an upcoming capital improvement plan, known as the Urban Tree Master Plan Study; 2) Regarding construction traffic and parking, all suggestions are potentially manageable and could be incorporated in some aspect into the project general provisions, and special provisions of the contract document. He has noted these suggestions and believes that some or all can be implemented. He believes it likely that there will be a requirement for contractor parking off-site, with carpooling, and limiting vehicular activity hours, while it can be done, is a challenge in that, doing this may increase the project time frame and overall bid price. However, all suggestions will be taken into consideration as the final details are worked out prior to the project bidding phase.

In response to **Commissioner Fournier**, **Senior Engineer Gamboa** stated that staff does not expect to encounter asbestos on the site; **Mr. Mote** further explained that provisions are written into the contract for testing materials and products on-site for both lead and asbestos and if found, by law, abatement by safe removal and disposal would occur.

PUBLIC INPUT

Jeannie Dash, 19th Street, commented: 1) would like to see the existing trees retained on-site, or if not feasible, suggested planting some new trees within the Peck Avenue right of way instead of a new sidewalk; 2) requested that consideration be given to using Manhattan Beach Boulevard (MBB) as the

primary truck haul access to Peck Reservoir (and not Marine) as she believes that there are fewer residential properties that potentially would be impacted if using MBB; 3) would like to understand more about the school property that is proposed to be used for materials storage; 4) urged that the City understand that the school facilities, including both Meadows Elementary and MB Middle School, have specific schedules that can change by day and feels its very important to fully understand school schedules in order to establish appropriate mitigations; and 5) urged that the contractors be very tightly managed by establishing clear and enforceable rules.

Albert Roth, resident on Peck/23rd Street, has sent a detailed letter but iterated his primary concern is the traffic (haul routes). He feels that traffic has not been adequately mitigated to less than significant and would like to see more use of Manhattan Beach Boulevard as opposed to Marine Ave. If the MBB route cannot feasibly be switched to serve as the primary route, then he suggests modifying the primary route such that MBB is designed to be an exit route at all times.

Jeremy Saab, lives on Peck/23rd Street; his young children go to the nearby preschool and he has concerns about their safety with truck traffic, and health impacts from dust and truck pollutants. He would like to see more consideration in changing the truck route so it primarily uses Manhattan Beach Boulevard as he believes this change would be worth the avoidance of health impacts.

Ron Goldfarb inquired as to where existing water in the reservoir will go; Senior Engineer Gamboa explained the water will be drained and pumped into the distribution system.

Seeing no other speakers, Chair Burkhalter closed the public hearing and invited Commission discussion.

PLANNING COMMISSION DISCUSSION

Commissioner Thompson noted consistent input on a number of issues and stated that he 1) agrees that trees should be planted to offset the loss with the project and perhaps some might be planted along nearby public sidewalks, but he's not sure elimination of a new sidewalk on Peck is a good solution; 2) believes as much as possible, truck traffic impacts should be reduced for residents (e.g. consider using Manhattan Beach Boulevard as the exit as the primary route instead of going back out on Marine Ave); 3) would encourage Public Works to keep pursuing use of Manhattan Beach Boulevard as it seems that this may be an ideal location for access; and 4) agrees that all conditions should be implemented in a way that is clear and enforceable.

Commissioner Ungoco strongly supports putting in a new public sidewalk with the project as he feels this will be a huge neighborhood benefit. He supports replacing trees lost to construction; however, he feels that the process of replacing the trees should take into consideration the attributes of trees themselves (e.g. CO₂/O₂ exchange capacity, etc.) in order to truly offset the loss.

Commissioner Morton stated he supports: 1) having a sidewalk and trees with the sidewalk, but would be interested in better understanding how that would look; 2) exploring more how MBB can be used more by trucks because that route is less residential than via Marine Ave, although he understands both streets are needed overall; and 3) exploring having solar panels on the site.

Commissioner Fournier congratulated and thanked staff on the project especially for extensive public outreach. He suggested that, if feasible at this design stage, the project have an educational component. This might include a mural or educational wall that informs of the City's water system how water is used, and works, or, even expand the operations building to include a meeting room that could be used for educating students on school field trips. As to truck traffic, he emphasized that the school district has the prerogative to allow use of its property which would affect the truck access and haul routes. He favors leaving the routes as proposed by staff but with the understanding that, as the project is implemented, the City would monitor safety and other conditions and make adjustments as needed during the course of construction, with input from all pertinent departments.

Commissioner Morton summarized a number of ideas and suggestions that he feels has a consensus amongst the Commissioners, and should be encouraged as the project progresses towards a final approved design. These relate to trees (replacing on or off the site), haul routes (try to use Manhattan Beach Boulevard instead of Marine Ave) and possibly adding a solar component to the project. He feels

confident that all can be explored by staff as to their feasibility. He moved approval of the project, per the staff recommendation, with the confidence that staff would note this input and incorporate these suggestions into the project as feasible.

Chair Burkhalter seconded the motion, with the added understanding that project as finalized would address: 1) limiting vehicular traffic in residential areas, with coordination with the school district regarding drop-off and pick-up times; and 2) replacement of the trees with a goal of zero net loss, to the fullest extent practicable.

Discussion ensued regarding the motion as clarified by the Chair with a focus on how to incorporate the Planning Commission's intent into the project approval. Community Development Director McIntosh recommended that the conditions be amended to address the suggestions of the Commission, which included allowing more flexibility, as suggested by Commissioner Thompson, in the permitted delivery hours. It was agreed that the conditions be changed as follows to capture Commission's intent:

- Condition 4 (site landscaping): Include trees in the site landscaping plan.
- Condition 6 (off-site street improvements): Insert wording that states that street trees are to be considered in the street improvements.
- Condition 8 (deliveries/loading): To provide more flexibility, add sentence requiring that, during the entire construction process the City will monitor activities and make adjustments as needed to reduce neighborhood and school impacts and that haul routes may include Manhattan Beach Boulevard for egress or ingress.

Director McIntosh recommended that the Planning Commission bring up the enhancements suggested by Commissioner Fournier (solar power and educational components) at the joint meeting with the City Council that is coming up this month and all were in agreement.

COMMISSION ACTION

Chair Burkhalter called for a vote on the pending motion (Morton/Burkhalter) to adopt the Draft Resolution PC 19-08 with revisions as discussed, Adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program, and Approving a Use Permit For the Construction of a New Reservoir and Water Treatment Facility at 1800 Peck Avenue (Peck Reservoir).

ROLL CALL:

Ayes: Fournier, Morton, Thompson, Ungoco, Chair Burkhalter
Noes: None
Absent: None
Abstain: None

06/12/19-3 Proposed Use Permit for a New Restaurant with On-Site Beer and Wine Sales for Off-Site Consumption at 924 N. Sepulveda Boulevard (The Source Café/Caudle)

Chair Burkhalter opened the public hearing on this item and invited a staff report.

Director McIntosh introduced **Ted Faturos**, Assistant Planner, who proceeded with a report/slide presentation regarding the application. Topics covered by Mr. Faturos include: Background (restaurant space in multi-tenant commercial center, formerly banquet room of larger restaurant); Vicinity Map (east side Sepulveda, between 9th and 10th Streets); Use Permit Request (1,277 sf tenant space, interior remodel, restaurant use, no entertainment, on site beer and wine license, off site beer and wine license, parking surplus); Required Use Permit Findings; and Staff Recommendation (Conduct public hearing, and adopt Resolution, approving Use Permit subject to conditions). Assistant Planner Faturos emphasized that the restaurant would be located in a building that faces the Sepulveda corridor at the front, and the fact that it is surrounded by other commercial uses and has a large parking lot to the rear are physical conditions that will minimize impacts from the proposed restaurant to the nearest residences.

Chair Burkhalter invited the applicant to address the Commission.

Amber Caudle, with business partner **Cindy Van Pelt**, have operated The Source Café in Hermosa Beach for seven years, and they are excited to bring their concept (“green” café/retail store that offers organic, GMO-free food) to Manhattan Beach. They enjoy a close relationship with their community in Hermosa Beach, and their passion is to promote healthy food and beverages. They will have about 30 seats in the dining area, and expect to serve a considerable “grab and go” market where people order food and take out for consumption off premise. With the onsite and offsite beer and wine licenses, they will be able to order a bottle of wine, matched with the food offerings, for consumption at the table or to take home. Ms. Caudle emphasized that The Source Cafe is a small café, not a bar.

Ralph Gentle, the project architect, stated he is available for any questions.

Chair Burkhalter invited the Commission to ask questions.

Commissioner Thompson asked Staff to comment on the use of the pole sign on the property. Assistant Planner Fatusos noted that the pole sign has a permit and has existed in use for many years. He believes that pole signs are not expressly prohibited in the Sepulveda Design Guidelines, but are allowed provided there is not both a pole sign and a monument type sign. He is not aware of an intent by the applicant to use the pole sign. Director McIntosh noted that there are a number of pole signs on Sepulveda, citing Fry’s Electronics and Gelson’s (which reused an existing sign) and, she believes that on a state highway such as Sepulveda it is not necessarily inappropriate to have a larger scale pole sign to help drivers efficiently find their destinations.

Chair Burkhalter invited public input; seeing none, he closed the public hearing and invited Commission discussion.

COMMISSION DISCUSSION

Commissioner Thompson expressed that his only concern had been the off-sale alcohol use, and whether the café might be more like a liquor store. After receiving input from staff that the ABC will require two licenses, and that the off-sale license is a trending use as an outgrowth of microbreweries that is regulated as an accessory use, **Commissioner Thompson** noted that he fully supports the application.

Commissioner Fournier stated he supports the use and would welcome an expansion if it were possible to include more space.

Commissioner Morton stated his full support, upon understanding that the off-sale alcohol license is accessory and augments the café food service. He is excited about this being a new and novel type of restaurant and looks forward to its opening as a great addition to the community.

Commissioner Ungoco echoed he believes this will be a great addition, although he initially had concerns regarding the off-sale liquor license, but understands now that the restaurant will blend with the on-the-go lifestyle that is common.

Chair Burkhalter stated he supports the project and called for a motion.

COMMISSION ACTION

It was subsequently moved and seconded (Morton/Ungoco) to adopt the draft Resolution as submitted APPROVING the subject Use Permit for a New Restaurant with On-Site Beer and Wine Sales for Off-Site Consumption at 924 N. Sepulveda Boulevard.

ROLL CALL:

Ayes: Fournier, Morton, Ungoco, Thompson, Chairperson Burkhalter

Noes: None

Absent: None

Abstain: None

06/12/19-4 Proposed Master Use Permit Amendment for an Existing Commercial Building at 1125-1131 Manhattan Avenue, and 133 Manhattan Beach Boulevard; to Allow Full Liquor Service at an Existing Restaurant with Beer and Wine Service in Conjunction with a New Restaurant Tenant at 1129 Manhattan Avenue (Tacolicious/T-Lish IV, LLC)

Chair Burkhalter announced this item and opened the public hearing.

Director McIntosh introduced **Ted Fatuos**, Assistant Planner, who proceeded with a report/slide presentation regarding the application. Topics covered by Mr. Fatuos include: Proposal (Master Use Permit Amendment); Background (formerly Wahoo's Tacos); Vicinity Map (west side of Manhattan Avenue just north of Manhattan Beach Boulevard, Downtown); Use Permit Request including full interior remodel, no entertainment, full alcohol license (new request) and operating hours (same as Wahoo's); Required Use Permit Findings; and Staff Recommendation: Conduct public hearing, and adopt Resolution, approving Use Permit subject to conditions.

Assistant Planner Fatuos noted that the staff recommendation carries over a requirement that the service of alcohol on the patio be stopped one hour earlier than closing time, or at 10:00p.m Sunday through Thursday. Mr. Fatuos also informed that two letters were received after the publishing of the agenda/staff report, and these (one in favor, one against) have been distributed to the Commission.

Chair Burkhalter requested clarification from staff, that, although the applicant is asking for a full alcohol license, Tacolicious would not be classified as a "bar" that can be distinguished from a restaurant in that it would prohibit patronage by individuals under 21 years of age. Mr. Fatuos confirmed that those under 21 years would be able to come into the establishment and order food service at a table. It will be a restaurant with incidental full alcohol service. **Commissioner Morton** noted his understanding that the ABC, in its enforcement of alcohol licenses, sets limits for alcohol sales as compared to food sales. Mr. Fatuos stated he has some understanding that this is the case, but his knowledge is limited in that such enforcement is done by the State, not the City.

Chair Burkhalter invited the applicant to address the Commission.

PUBLIC INPUT

Dafne Gokcen, FE Design, representing the applicant, stated that, since 2009, Tacolicious has operated five restaurants in the San Francisco Bay area and they are excited to come to Manhattan Beach. They are asking for a full alcohol (Type 47) alcohol license from the state, similar to their existing restaurants. This will enable them to offer a wider variety of drinks, e.g. margaritas that complement their food. All of the operating conditions are acceptable except the limitation in condition 12 that states that alcohol service is allowed on the patio only until 10:00 p.m. on Sunday - Thursday, as opposed to 11:00 p.m. when the restaurant closes. They request that alcohol service be allowed on the patio for the full duration that it is open, till 11:00 pm Sunday - Thursday in that they feel that an additional hour of alcohol service is minimal, would not cause more noise impacts, and having consistent food and alcohol served would assist enforcement (as it is difficult for an officer to tell exactly when a drink observed on a table was sold to a patron).

Chair Burkhalter requested that staff speak to the purpose of cutting off alcohol service on the patio for weekdays. Mr. Fatuos noted that this is a carry-over from the prior Resolution for Wahoo's and he was not aware that it was initiated based on a specific request, for example, from the Police Department. Mr. Fatuos speculated that the City Council may have imposed this condition to serve as a sort of hedge in controlling alcohol Downtown; **Director McIntosh** stated that staff has no objection to the applicant's request to eliminate this patio provision in Condition 12.

Commissioner Fournier noted wording in Condition number 21, requiring that the business "identify at all times as a restaurant and not a bar in public advertisements" and opined that this may have been intended at one time to discourage proliferation of "21-only" bars. Assistant Planner Fatuos noted that typically a full restaurant with incidental alcohol attracts a different clientele than a "bar" where alcohol, not food is the primary service; he is aware of only one such "bar" in the downtown, "Ercole's", on Manhattan Avenue.

Chair Burkhalter invited the applicant to the podium to comment on the fact that in the City’s Downtown area, there is limited public parking and he was interested in knowing that the applicant is aware of this and has incorporated the use of third-party delivery or ride sharing apps into the business plan.

Mike Barrow, Vice President, Tacolicious, stated that their restaurant will be family oriented, and will not be a bar; their plan is to be focused on the community not third-party deliveries. They are very community oriented, and at their northern California stores, for example, have donated over one million dollars to schools.

Mordechai and Kelly Ifergan, city residents and Tacolicious investors, moved to Manhattan Beach from San Francisco seven years ago and are very familiar with Tacolicious; they strongly support the application noting that the business has a family vibe and it caters to people of all ages who come to eat good food. He added that, as can be verified on their website, the business regularly donates a percentage of their proceeds on Mondays to schools. Mr. Ifergan stated others in support are present and could speak if the Commission would find it helpful.

Chair Burkhalter called for a show of hands if there were anyone who wished to express opposition to the project. Seeing none, **Chair Burkhalter** closed the public hearing.

COMMISSION ACTION

It was subsequently moved and seconded, (Thompson/Morton) that the Commission **APPROVE** a Proposed Master Use Permit Amendment for an Existing Commercial Building at 1125-1131 Manhattan Avenue, and 133 Manhattan Beach Boulevard; to Allow Full Liquor Service at an Existing Restaurant with Beer and Wine Service in Conjunction with a New Restaurant Tenant at 1129 Manhattan Avenue, and which includes the request to serve alcohol on the patio concurrent with food service. (per Condition 12 of draft Resolution).

ROLL CALL:

Ayes: Fournier, Morton, Thompson, Ungoco, Chairperson Burkhalter

Noes: None

Absent: None

Abstain: None

I. DIRECTOR’S ITEMS

1. Update on previous Commission projects – None.
2. Other items: Goat Hill Assisted Living Project: due to changes being made to the site plan, the environmental review process will be delayed most likely to this Fall. This site is eligible for the 40-foot height limit – for hotels only, otherwise 30-feet is the limit.

J. PLANNING COMMISSION ITEMS

06/12/19-5. Report on Historic Preservation Conference from Chair Burkhalter

Chair Burkhalter reported two main takeaways from the conference:

1. The methodology now being used in doing city surveys of historic sites, has been able to take advantage of cutting edge geo-based (GPS) technology. A huge meta-data base can be easily created, using “pin drop” phone apps that tie in directly with County Assessor parcel data. This can result in considerable reduction in survey costs, at a much higher level of accuracy.
2. In addition to Mills Act incentives (which lower property taxes for properties formally designated as historic resources), the Historic Building Code applies to historic sites and preempts the standard Uniform Building Code. It can provide a lot of leeway in adapting structures that aren’t easily adaptable in applying, for example, ADA requirements. This can result in considerable cost savings.

Director McIntosh added that the City’s first Mills Act document has recently been recorded. She noted that the implementation of the new survey methodologies described by Chair Burkhalter might be a candidate as a future Work Plan project.

K. TENTATIVE AGENDA – June 26, 2019

Director McIntosh advised that likely the June 26th meeting will be cancelled due to lack of agenda items; however, there will be a meeting on July 10th, at which a sign code amendment for art murals will be discussed.

L. ADJOURNMENT TO – The meeting was adjourned at 8:09 p.m. to Wednesday, June 19, 2019 at 6:00 P.M. in the Police/Fire Community Room, 400/420 15th Street (Joint City Council/Planning Commission/Parking and Public Improvements Commission meeting).

ROSEMARY LACKOW
Recording Secretary

BENJAMIN BURKHALTER
Chairperson

ATTEST:

ANNE MCINTOSH
Community Development Director