

City Council Chamber
200 Old Bernal Avenue, Pleasanton, CA 94566

APPROVED

Wednesday, October 11, 2017

(Staff has reviewed the proposed changes against the recorded proceedings and confirms that these Minutes are accurate.)

CALL TO ORDER

The Planning Commission Meeting of October 11, 2017, was called to order at 7 p.m. by Chair Balch.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Balch, and he then asked for a moment of silence in light of the many issues facing the country to date. He read into the record a letter from the Livermore Pleasanton Fire Department regarding deployment of personnel to the Napa/Sonoma fires.

1. ROLL CALL

Staff Members Present: Gerry Beaudin, Director of Community Development; Adam Weinstein, Planning Manager; Julie Harryman, Assistant City Attorney; Tina Olson, Director of Finance; Mike Tassano, City Traffic Engineer; Eric Luchini, Associate Planner; and Kendall Granucci, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Justin Brown, David Nagler, Greg O'Connor, Herb Ritter, and Chair Jack Balch

Commissioners Absent: None

2. APPROVAL OF MINUTES

a. August 23, 2017

Chair Balch requested the following correction:

- Page 4, 3rd paragraph; "Chair Balch challenged the FAR comments based on the premise that it should be denied only based on FAR or not."

Commissioner Ritter to approve the Minutes of the August 23, 2017 meeting, as amended.

Commissioner Allen seconded the motion.

ROLL CALL VOTE:

AYES:	Commissioners Allen, Balch, O’Connor, Nagler, and Ritter
NOES:	None
ABSTAIN:	None
RECUSED:	None
ABSENT:	None

The Minutes of the August 23, 2017 meeting were approved, as amended.

3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA

There were no members of the audience wishing to address the Commission.

4. REVISIONS TO THE AGENDA

There were no revisions to the agenda, but Mr. Beaudin noted that the appellant for Item 6a has submitted a letter withdrawing their appeal and the Commission could choose to hear or not hear the item. Chair Balch confirmed there were no speakers and no action was taken.

5. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.

There were no items on the Consent Calendar.

6. PUBLIC HEARING AND OTHER MATTERS

a. P17-0327, Gary Sears

Appeal of the Zoning Administrator’s approval of an application for a Conditional Use Permit to operate a large family daycare for a maximum of 12 children within the existing residence located at 2875 Garden Creek Circle. Zoning for the property is PUD-MDR (Planned Unit Development – Medium Density Residential) District.

This item is withdrawn from the agenda.

b. P14-0852 and PUD-105, City of Pleasanton

Consider certifying the Final Supplemental Environmental Impact Report (FSEIR) and consider applications on 12 parcels at 7106 through 7315 Johnson Drive and 7035 and 7080 Commerce Circle, comprising approximately 40 acres known as the Johnson Drive Economic Development Zone (JDEDZ) for: (1) approval of a General

Plan Amendment to change the land use designation of the project site from Business Park (Industrial/Commercial and Office) and General and Limited Industrial to Retail/Highway/Service Commercial; Business and Professional Offices; and (2) approval of a Planned Unit Development (PUD) Rezoning to rezone the project site from Planned Unit Development-General and Light Industrial (PUD-G&LI) District, Planned Unit Development-Industrial/Commercial-Office (PUD-I/C-O) District, and General Industrial (I-G-40,000) District to PUD-C District.

Recusal:

Chair Balch recused himself and left the Chamber.

Eric Luchini presented the Agenda Report.

Vice Chair Nagler asked staff to report out on the questions posed by the Commission prior to the meeting.

Mr. Luchini presented the [Memo dated October 11, 2017](#).

Commissioner Allen asked with regard to the CalTrans work mitigation if the additional on-ramp will be required prior to occupancy of Costco.

Mr. Luchini confirmed this is correct, per Council direction all traffic mitigation improvements need to be in place prior to the opening of Costco.

Vice Chair Nagler asked staff to clarify that the traffic impact cannot be fully mitigated because no one controls Caltrans. If the City can guarantee the improvements will be done, the impact in fact be effectively mitigated.

Mr. Luchini confirmed.

Commissioner Brown said given Council direction to staff that hotels could open before traffic mitigation is completed for Costco he asked what the 44 second queue length will be in the short term.

City Traffic Engineer Mike Tassano said hotels generate one-tenth of the P.M. traffic as Costco. He said, one of the more critical movements would be the left turn. When using the left turn going towards Costco coming off of Stoneridge Drive, it is about 10 trips per cycle. This would extend it out of the pocket and therefore the left turn lane is needed. Mr. Tassano explained, the hotel adds 1-2 vehicles and the City can fit those in the existing left turn pocket. For the right turn, it will add a couple more vehicles to the already very long queue of vehicles. In the P.M. peak, almost everybody is in the right lane and drivers can bypass this traffic by staying in the middle lane.

Commissioner Brown confirmed with Mr. Luchini that because the traffic impact fee details are not yet worked out, it is not factored into the 20 ½ year payback period.

Vice Chair Nagler commented that the Council made a specific recommendation that if sales tax sharing was not adequate to payback the amount that had been advanced then at the end of the period if there was any balance left over this would be Costco's loss and the loan to the City would be forgiven.

Mr. Beaudin clarified that the payback period varies based on how much sales tax is generated. It is a 60/40 split and it could be 20 years, 12 years or sooner and he wanted to clarify this point. It is not a loan but an advancement of funds and funding infrastructure improvements. The sales tax pays back for that improvement made to the public infrastructure.

Vice Chair Nagler asked if the maximum number of years the advance would be repaid was 20 years.

Mr. Beaudin clarified it is a maximum of 25 years.

Commissioner Ritter referred to existing businesses and change of use, if FedEx moved out and UPS wanted to move in, he asked if they would be able to move into the space based on the grandfather clause or would this be a change of use?

Mr. Luchini stated this would be a change of use and most likely would have to follow the new listed uses; however, in this instance, it would be at the discretion of the director to look at some sort of substantial compliance. If it is a short or very long period of time they vacated out of the building it may make sense to allow this, and he asked for Mr. Beaudin to comment.

Mr. Beaudin said to be clear, because Commissioner Ritter used this specific example, there is a footnote put into the use table because there was interest in being able to maintain those uses and have conforming industrial uses. Anywhere in the EDZ, grandfathered uses allow changing like for like. He explained, this particular site will have additional flexibility with industrial uses the way the footnote is written.

Commissioner Ritter asked if this also applied to the AT&T site.

Mr. Beaudin said no; that site is not large enough to meet the criteria.

Commissioner Allen stated her questions are related to use. She asked what criteria were used for defining the uses seen here, knowing the objective is to increase the economic vitality of this area. As an example, a massage parlor with less than three people is permitted versus greater than three people is not permitted.

Mr. Luchini said early on, Nearon came to staff and had some ideas about some of the uses they would like to see. Staff took a code based approach and looked at some of the Freeway-Commercial and Central-Commercial Districts list of uses at that time. Through negotiation, staff and Nearon eliminated those they thought would not add vitality in the area; however, certain personal services were left in to balance out things, trying to specify the list of uses they thought they could draw interest for, what the City was willing to accept from the zoning perspective, and meeting the goals and objectives of the EDZ at the time.

Commissioner Allen said given the goal to create additional land uses to promote vitality and tax revenue, there were some uses that seemed like they could be big and end up utilizing the space that would not generate much tax revenue. She asked how they were chosen, specifically massage parlors; however, these are small. The other one shown as permitted versus conditional would be a theater or auditorium and potentially large sports facilities where they may not get much retail revenue. These two struck her where someone could get the land and the City would not be accomplishing the purpose it has.

Mr. Weinstein said the focus on the EDZ on Club-Retail generates quite a bit of sales tax revenue, as well as hotels which generate TOT revenue. Beyond the Costco and hotel parcels are parcels of varying sizes and shapes and it was felt there may be complementary uses or uses that would work on the smaller parcels, hence the theater, massage parlors or sports facilities.

Commissioner Allen questioned whether uses would be allowed or need to go through the CUP process.

Mr. Weinstein clarified that theaters and auditoriums currently are on the uses list as permitted uses, but this could be changed to require they return for a CUP. The rationale was that impacts of auditoriums usually do not require specialized conditions of approval. If the Commission wishes to change this it can, but right now those uses listed are permitted uses.

Commissioner Brown referred to the senior care/assisted living being permitted because the EIR said this was not advisable given the heightened sensitivity, and he asked why this was permitted.

Mr. Weinstein stated there is a diverse set of uses on the chart, and the specific rationale for this was focused on minimizing traffic impacts of the area. Also, the EIR identifies mitigation measures to address site-specific issues for senior facilities.

THE PUBLIC HEARING WAS OPENED

Jennifer Murillo, Costco, thanked the Commission and staff for making time for the project, availed herself to questions as to their intentions and restated their commitment to the community and to the project. She spoke of the area as one of the top performing in the country and said it makes sense to add another warehouse in Pleasanton.

This Costco will add 250 new jobs with great wages and benefits, generate millions in tax revenue to the City, provide funding for traffic improvements, re-purpose the industrial site encouraging economic revitalization, reduce miles traveled for residents, and keep sales tax in the City. She spoke of Costco's outreach and hosts to open houses and is committed to the community. They intend to purchase the property and thanked the City for the opportunity to expand in Pleasanton.

Vice Chair Nagler asked if Costco is acceptable to the fact that the warehouse could be built but not begin operations until the entire traffic mitigation effort is complete.

Ms. Murillo said they understand the situation and said they are not going to build the building and would most likely delay construction until traffic improvements are completed.

Don Cape, Tharaldson Hospitality Hotels, said they continue to work with Nearon throughout the process and have been anticipating the vision coming to fruition and want to move rapidly provided negotiations are fruitful. He spoke about their experience. They are excited to operate in Pleasanton and he spoke about traffic and hotel room generation of trips per day and said he was available for questions.

Commissioner Brown asked what the typical project length in terms of completion.

Mr. Cape replied it is 12 to 14 months once they break ground.

Stefani Katz voiced her support for the EDZ and to move ahead with Costco. She spoke about her desire to spend her tax dollars in Pleasanton and not Livermore and asked for the Commission's approval to move forward.

John Sensiba voiced his and the community's support for the EDZ. He commended staff on their work, is excited for the economic stimulation and cited the lack of speakers as an expression of trust in staff's competency and in the Commission's ability to discern the facts.

THE PUBLIC HEARING WAS CLOSED

Vice Chair Nagler suggested the Commission address each action item and began with the FSEIR. He invited comments on the five areas contained in the EIR: (1) economic impacts; (2) traffic; (3) air; (4) water and (5) potential impact on neighbors.

Commissioner Brown said there are some significant impacts which have been worked out and the public recognizes these and still favors large big box retail which is the primary driver of traffic and trip generation, and he would accept those as well.

Commissioner Allen stated she also accepts those. The two areas that cannot be mitigated include transportation, given the City does not control Caltrans. However, the City designed a process whereby the City is really controlling it because they will not be building Costco in terms of having it operational until the City is assured they have the right mitigation in place, which is the Caltrans improvement. On air quality, she reconciled that given the data seen tonight and previously whereby any large project such as this by virtue of its size and the number of cars utilizing it will have a significant impact and this is a lot less than some of the projects that have been built locally. They are also bundling many things together in a win/win way and she therefore supports the EIR.

Commissioner O'Connor echoed Commissioner Allen's comments and added that Pleasanton is part of an air basin and wherever this is built would have the same impact. It is more of a regional impact and he also supports the EIR.

Commissioner Ritter agreed with fellow Commissioners. He restated Costco's comment that Pleasanton residents drive to Livermore and San Ramon approximately 3 to 5 million miles a year and so this helps air quality as well as traffic.

Vice Chair Nagler echoed the previous comments. He asked to address the recommendation regarding the General Plan Amendment (GPA) and the land use designation of the project.

Commissioner Ritter said the City does not amend the General Plan very often and this is a great example of a good reason to make a change. It adds community benefit and generates great revenue to support City amenities and he supported it.

Commissioner O'Connor agreed that the City does not amend its General Plan often. This is a 40 acre project and is repurposing under-utilized property, and what is being taken away is industrial use with several other sites able to accommodate industrial uses. He did not see industrial land dwindle away, but in this specific location he thinks the project will be a vibrant retail area that will bring more dollars to the City that helps with all of the City's services, and voiced support for recommendation of the GPA.

Commissioner Brown agreed with comments and said the light industrial designation here does not make a lot of sense for a gateway of two freeways. He thinks it is under-utilized and the GPA to reclassify it makes a lot of sense and will drive up tax revenue opportunities and also better use. Anytime a change is made to land use it is for the benefit of the City and he believes this is, therefore he voiced his support for the GPA.

Commissioner Allen said she was also in favor of the GPA, and echoed comments regarding not taking amendments lightly and this is a smart and strategic reason for amending the General Plan. It maximizes under-utilized property to maximize City revenues and more importantly to serve the community because the community wants more services locally within Pleasanton. It also provides revenues to reinvest in the City and it makes sense.

Vice Chair Nagler said a General Plan is a policy statement by a community of what they want their community to look like and how it should be utilized. This idea of taking this land and reallocating it to this use was a very creative one initially and it has been exceedingly well-vetted, and almost 63 percent of the people said they want the GPA to move forward. Therefore, he thinks the GPA is completely appropriate.

Lastly, Vice Chair Nagler referred to the recommendation for the creation of a PUD that would include a rezone of the area to a commercial PUD district. Specifically, the two primary areas the Commission should adequately address in its recommendation are: (1) the potential uses, permitted or conditional; and (2) the architectural design guidelines to ensure they are adequate, particularly given the uses that are permitted do not necessarily have to return to the Commission.

Commissioner Allen referred to uses and noted that this is valuable property and its uses should be maximized as well as tax revenue. She was interested in uses that do that. Staff stated they wanted some uses that were not high intensity such as senior housing because it would balance high traffic with lower traffic. Therefore, she questioned what the right combination of these is and if they have Costco and hotels, she questioned how much more traffic could the City put on this land to still meet the standards staff has assumed here while still maintaining acceptable LOS. If she were not worried about traffic, she would propose changing a few of the uses that are non-tax or revenue generating to conditional versus permitted. She would like to leave more room for higher intensity uses that would generate more revenue. Therefore, she would take senior care, perhaps the auditoriums and the small massage parlors and make them conditional and not permitted. She also did not see some of the personal services like beauty salons and she would like to add those to the list because if

there are hotels, this would be a corollary use unless the hotel has their own. But, what she did not want to do is put high intensity traffic uses here if this exceeded the traffic standards.

Mr. Beaudin said the analysis, assumptions and infrastructure improvements built into the EIR are that the buildout of the area will be primarily retail. Staff therefore is anticipating high trip generating uses in the area. Therefore, they fully anticipate having capacity for full buildout of this area with whatever uses they want to include, and staff is suggesting that some uses be less impactful overall.

Commissioner Ritter said he believes Commissioner Allen is worried about having something not fully vetted.

Commissioner Allen said it is two-fold; she is worried about that but she also wants to create more of a hurdle. She really wants for this to be more retail and generate tax revenue which was the goal of the EDZ. If they end up with nursing homes and theaters, they end up being back to where they are today.

Commissioner Ritter said a business owner will review the list and if they cannot make money with a particular business function, they will find another use, and he did not necessarily want to over-regulate by eliminating things on the list. It will still go through staff and if conditioned, it will come to the Commission. Commissioner Allen agreed this is what she is asking for; that uses be conditional and be included.

Commissioner Brown supported comments of Commissioner Allen and thinks the Commission should consider changing some of the permitted uses to conditional.

Commissioner O'Connor asked for staff's opinion on all of the non-Costco and non-hotel space if it were all built out as non-retail. He asked what percent of tax revenue staff anticipates coming from other uses if it was all retail.

Mr. Beaudin stated the City has a significant amount of financial analysis that has been done and said the idea was to create a wide range of uses like they would in a commercial center or in an area of the community that has a full range of services. Some of the housing components are further afield, so he understands the permitted versus conditional discussion which is great, and some of the proposed uses come from the fact that the goal for retail has to be evaluated against the size of the parcels that are in the zone. He deferred to Tina Olson who may have this percentage.

Tina Olson, Director of Finance, said it is about another \$1.2 million for the Phase 2 which is total tax revenue. This includes property taxes and sales taxes, or equivalent to a little less than what the City expects from Costco in total.

Commissioner O'Connor said property tax could be fixed and would not pertain to the use, and Ms. Olson said it would just pertain to the initial cost for them to purchase the land and construction costs for the building. Commissioner O'Connor asked if Ms. Olson could separate out the sales tax revenue from the property taxes.

Ms. Olson said she was unsure, but the sales tax was a sizeable amount relative to the property taxes. What they assumed for the remaining buildout was primarily retail, meaning it would be more than half or something over \$600,000.

Vice Chair Nagler stated therefore, uses like a nursing home would not contribute as much, and Ms. Olson confirmed.

Commissioner Ritter said if permitted, it would come to staff and the Commission would still receive a notice and the Commission could request it come to the Commission. Therefore, everything could feasibly come to the Commission regardless.

Mr. Beaudin said it could, but with a permitted use the intent of the code is that the Zoning Administrator has the ability to approve the project. With the noticing, there may be a hearing but there also may not be. The Commission is informed of all of those decisions as well as Council, so there is the ability to call out decisions but when it is a permitted use the idea is that it happens at the staff level.

Commissioner O'Connor asked if staff was thinking about providing service for some of the surrounding neighbors to get some variety here.

Mr. Beaudin said it could be but also the fact there will be existing buildings that people may want to reuse and they may be able to upcycle them in their existing condition and put in tenants that might not otherwise come to this area but might be interested because it is an area well served by the infrastructure and has the opportunity to add multiple services all in one area and creating some efficiencies. Staff expects there to be the opportunity for additional and new retail but some people will also want to continue using the existing footprint and this gives them some additional uses they may not currently have access to today.

Vice Chair Nagler said a movie theater would not generate sales tax. It may be in the strategic design of this area that restaurants are in part attractive because of the flow each night of people attending the movie theater, so it is limited to say that the economic development has to have a direct link to tax revenue as opposed to the overall utilization of the center or retail.

Commissioner Allen agreed and said if she were to put some of the uses on a continuum, she would put that closest to the strong side in that it could create a lot of good energy, versus putting the senior homes on the weaker side of fitting in a spot here.

Vice Chair Nagler suggested eliminating some of the uses and the two he would suggest are nursing homes and laboratories.

Commissioner O'Connor noted that for these two items it states "existing or approved", such as public schools, senior care, etc., and he did not think someone new would be able to ask for that use.

Mr. Beaudin stated staff supports removal of those uses from the EDZ. He noted Clorox has grandfathered provisions so they would be allowed to be maintained, but staff is not expecting them to want to expand or use additional sites for their uses, given they have left the area.

Vice Chair Nagler said Commissioner Allen's idea of beauty salons could be added which he thinks makes sense as a permitted use. He also asked how many categories are related to schools, tutoring, and that activity in part for Commissioner Allen's point that there are no sales tax revenues and it does not add to a vibrant retail area, but it could be a way to help the other retail establishments.

Commissioner Brown summarized the request as removing senior care and laboratories, adding personal services as permitted and to change the schools and tutoring to be conditional.

Commissioner Ritter said he still thinks if someone came to the City and wanted a particular use they would have to work with staff and then come to the Commission. He did not necessarily want to limit the opportunity but wanted to make sure it is vetted properly.

Commissioner Brown said he would like to fast-track for the retail uses. He wants a slower track for those non-retail uses, and he worries about a requirement on the Planning Commission or City Council to pull an item that has been approved by the Zoning Administrator in time before the appeal period or its time expires, and this is why he thinks making it conditional forces that non-retail use gets reviewed.

Commissioner Ritter agreed and said he would rather make them conditional than remove them from the Zoning Administrator's approval.

Vice Chair Nagler said the EDZ is in part a vision and it is appropriate for the City to declare its vision for this. As has been stated, the intent is to reallocate the use of this strategically placed land not for residences but for traffic coming and going vibrantly in retail, and it strikes him that a nursing home does not comport with that.

Commissioner Ritter said on the flip side, there is a brand new nursing home on Stoneridge and Foothill and there is a lack of nursing homes in the City. If the City eliminated that and wanted retail on that corner, the nursing home would have never located there. This is why he would rather not limit the list, but did not mind making them a CUP.

Vice Chair Nagler suggested waiting to determine whether there is a majority when answering the question.

Commissioner O'Connor asked if the massage parlors should be made all conditional.

Vice Chair Nagler summarized the ideas put forward:

1. To eliminate senior care assisted living facilities.
2. To change the smaller massage parlors to conditional as opposed to permitted.
3. To change the theaters and auditoriums from permitted to conditional.
4. To eliminate the laboratory commercial testing research as a use.
5. To add personal services such as beauty salons as permitted.
6. To change tutoring/schools of no more than 20 students from permitted to conditional.

Mr. Weinstein restated the request of the Commission for clarification:

1. To eliminate nursing homes and laboratories from the uses list completely.
2. To make small massage parlors conditionally permitted.
3. To make theaters and auditoriums conditionally permitted.
4. To add personal services as a permitted use.
5. To make tutoring conditionally permitted.

Vice Chair Nagler asked, if permitted uses would come before the Commission for architectural review.

Mr. Weinstein clarified that as currently proposed, a proposal for a Costco club retail use for a new building would come to staff for review for conformance with the design guidelines and staff would approve it. It would not come to the Planning Commission which deviates a bit from a standard design review process in that it would be at the staff level. He explained that the difference is that most projects that go through the design review process in front of the Planning Commission do not have very detailed design guidelines so the expectation is that because staff has these very detailed guidelines staff can ensure a high-quality design and the Planning Commission and other decision makers would know what the City is getting, given the level of prescription in the design guidelines. However, this is not to say the process can't be modified.

Commissioners stated they concurred with this process.

Commissioner Allen referred to club retail being permitted which she is supportive. For the record, if Costco was to go out of business someone else she asked if another club retailer could come in if it was a permitted use and take over that spot.

Mr. Beaudin said this is correct. The City regulates the use and not the user so any potential use that met the same characteristics as described in the definition of club retail could come forward such as Sam's Club.

Commissioner O'Connor asked if the cost-sharing of the sales tax would cease for a new retailer.

Mr. Beaudin said correct; the City's term sheet is with Costco.

Vice Chair Nagler asked if there were questions relating to design guidelines, and there were none.

Commissioner Allen referred to landscaping and said she considers this to be very important for the public.

Mr. Weinstein said the key landscape component of the design guidelines was the 35-foot wide landscape setback for all parcels fronting Johnson Drive. This is a nice large setback that could allow for good tree planting, a berm, and add a lot of greenery to Johnson Drive. He said, there are also provisions for landscape buffers around things like utility boxes, garbage, loading areas, etc. and the other important component was the plant palette. Because this is a freeway-fronting parcel, they want to be sure that the plant species are appropriate to the area.

Lastly, Mr. Weinstein commented, there are ratios of trees per parking spaces which are not currently prescribed in the City's Municipal Code. It is outlined in the design guidelines at a ratio of 1 tree for every 8 spaces to create an orchard style parking lot.

Mr. Luchini added that this ratio is consistent with the Hacienda Design Guidelines. Commissioner Brown confirmed the minimum tree size is 24-inch box.

Commissioner Ritter asked that pedestrian pathways be smooth and not have the riveted pavers which the Livermore Costco has.

Commissioner Brown asked that there be sufficient sidewalk capacity fronting the building prior to getting to parking, similar to the west side of the building in Livermore.

**Commissioner O'Connor moved to approve Cases P14-0852 and PUD-105 per staff's recommendation, with amendments to the Use Table.
Commissioner Allen seconded the motion.**

ROLL CALL VOTE:

AYES:	Commissioners Allen, Nagler, O'Connor, and Ritter
NOES:	None
ABSTAIN:	None
RECUSED:	Commissioner Balch
ABSENT:	None

Resolutions PC-2017-22, PC-2017-23, and PC-2017-24 approving Cases P14-0852 and PUD-105 were entered and adopted as motioned.

7. MATTERS INITIATED BY COMMISSION MEMBERS

Commissioner Allen said a number of new laws were passed relating to affordable housing and she asked how this would impact the City.

Mr. Beaudin stated staff will be reviewing all recent changes and will bring this back for discussion at a future meeting.

8. MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

a. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

Commissioner Ritter and Mr. Beaudin provided comments regarding operational and notification processes for the Bicycle, Pedestrian and Trails Committee.

Commissioner Brown reported out on the October 10, 2017 Downtown Specific Plan Update Task Force Meeting.

b. Future Planning Calendar

Mr. Weinstein reported out on the upcoming agenda items.

c. Actions of the City Council

No items were discussed or actions taken.

d. Actions of the Zoning Administrator

No items were discussed or actions taken.

e. Matters for Commission's Information

No items were discussed or actions taken.

9. ADJOURNMENT

Vice Chair Nagler adjourned the meeting at 8:57 p.m.

Respectfully submitted,



Kendall Granucci
Recording Secretary