



*Chris Pattillo, Chair
Jim Moore, Vice Chair
Jahaziel Bonilla
Michael Coleman
Jahmese Myres
Adhi Nagraj
Emily Weinstein*

June 11, 2014
Special Meeting

ROLL CALL

Present: Pattillo, Moore, Bonilla, Coleman, Myres, Weinstein.

Staff: Rachel Flynn, Scott Miller, Elois Thornton, Ulla-Britt Jonsson, Edward Manasse.

WELCOME BY THE CHAIR

OPEN FORUM

Speakers: Kathy Kuhner, Steve Lowe, Bob Tuck.

For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Community and Economic Development Agency, Planning and Zoning Division, at 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the **Planning Department at 510-238-3941** or **TDD 510-238-3254** at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.



PUBLIC HEARINGS

	<p>Location: West Oakland Specific Plan Area is generally bounded by Interstate-580 (MacArthur Freeway) to the north, Interstate-980 to the east, and the re-located Interstate-880 (Nimitz Freeway) wrapping around the south and west. A small portion of the plan area is in the East Bay Bridge Shopping Center and below I-880 near Linden Street.</p>
	<p>Proposal: Conduct a Public Hearing to consider certifying the Final Environmental Impact Report (FEIR) for the West Oakland Specific Plan, and recommending to the City Council adoption of the Final West Oakland Specific Plan and Associated General Plan Amendments, Planning Code Amendments, Zoning Maps, Height Maps, and Design Guidelines (collectively called "Related Actions").</p>
	<p>Applicant: City of Oakland</p>
	<p>Case File Numbers: ER12-0018, GP14-010, RZ14-011, ZS14-012, ZT14-013</p>
	<p>General Plan: Neighborhood Center, Mixed Housing Type, Institutional, Urban Open Space, Urban Residential, Business Mix, Community Commercial, Housing and Business Mix, Regional Commercial, Light Industry 1 (Estuary Plan Area).</p>
	<p>Zoning: RM-1, RM-2, RM-3, RM-4, RM-4/C, RU-1, RU-2, RU-3, RU-5, OS-(LP), OS-(NP), OS-(AMP), OS-(AF), OS-(CP), CC-1, CC-2, CC-3, C-40, HBX-2, CR-1, M-30, IG, CIX-1, S-4, S-7, S-S-15, S-19, S-20, Wood Street.</p>
	<p>Environmental Determination: All comments that were received during the Draft Environmental Impact Report (DEIR) public comment period have been compiled and responded to in the Response to Comments (RTC) Document, along with changes and clarifications to the DEIR. The RTC Document, together with the DEIR, constitutes the Final EIR (FEIR) for the Specific Plan.</p>
	<p>Historic Status: The Plan Area includes cultural/historic resources that may be eligible for, or are on an historical resource list (including the California Register of Historic Resources, the National Register of Historical Resources, and/or the Local Register); and many cultural/historic resources designated locally as Areas of Primary Importance (API); Areas of Secondary Importance (ASI); properties individually rated A, B, C, or D; and Landmark properties.</p>
	<p>Service Delivery District: 1, 2</p>
	<p>City Council District: 3, and a small portion of 1</p>
	<p>Status: The Final Specific Plan and RTC/FEIR is scheduled to be released on May 29, 2014.</p>
	<p>Action to be Taken: Receive public comments, close the hearing and consider certifying the FEIR, and recommending to the City Council adoption of the Final Specific Plan and Related Actions.</p>
	<p>Contact project planner Ulla-Britt Jonsson at 510-238-3322 or ujonsson@oaklandnet.com</p> <p>Further Information: Project message line: 510-238-3322 Project email address: westoaklandspecificplan@oaklandnet.com Project website: www.oaklandnet.com/r/wosp</p>

Director Flynn gave a PowerPoint presentation on the history and progression of this project.

Staff Members Edward Manasse and Elois Thornton gave a PowerPoint presentation.



Chair Pattillo announced that Commissioner Nagraj recused himself from tonight's meeting due to conflict of interest. She asked all public speakers to respect the 3 minute time limit set for each speaker.

Commissioner Coleman commended staff for responding expeditiously to the Planning Commission and public comments submitted.

Chair Pattillo stated that it was notable that there were only 9 significant unavoidable impacts mentioned in the plan.

Ms. Thornton explained that there aren't very many unavoidable impacts because the plan doesn't recommend development in areas that will cause displacement or some sort of direct developmental impacts to a building. The plan has a package of recommendations to grow and develop many of the industrial areas, particularly, in underutilized locations.

Speakers: George Burt, Steve Lowe, Bruce Loughridge, Lauren Westreich, Bob Tuck, Dominique Tan, Peter Sullivan, Jill Ratner, Brian Mulry, Alma Blackwell, Robbie Clark, Elaine Brown, Bruce Beasley, Freddie Perry, Monza Aphoto, Jabari Herbert, Derrick Muhammad, Naomi Schiff, Micha Catlin, Sonya Trauss, Max Gasner, Bill Charneau, Joel Ramos, Lonny Johnson, Nile Malloy, Rusty Snow, Val Menotti, Brian Geiser, Derrick Bulls, Margaret Gordon, Tom Dolin, Savlan Hauser.

Planning Commission Comments, Questions and Concerns:

Council Member Lynette McElhaney stated that in last year's adopted City of Oakland budget, the City Council set aside funds for the Nexus Study to begin examining inclusionary housing and impact fees. The Request for Proposal (RFP) will go out soon to secure a consultant. There was discussion at a previous committee meeting about a timeline for the results of the Nexus Study being this fall, in which she is eager as a housing advocate to receive those results. Despite the upheaval in administration, the City Council is very serious and focused on this project. Some of the comments made tonight were so that people hear each other and the interest of not allowing the current "wild cat" development to continue in West Oakland. The residents feel a lot of pain behind displacement, gentrification and Oakland's government feeling frustrated because national policies land on them. She suggests they be mindful about slowing this process down with just 2 years left in the Obama Administration and a small window to perhaps procure funding for urban communities. The desire from certain political party's interests in shutting government down and cutting Federal funding that supports our communities is felt in Oakland. The Sequestration is very real and has compromised the City Council's ability to take care of the children who utilize our Head Start Program, it's compromised our Community Development Block Grant (CDBG) and non-profits are suffering due to Federal policies.

It's important to hear advocates like Monza Aphoto who expressed the need for immediate action to secure Federal funds. They are mindful of the timeframe in a small window because no one can predict what the Federal elections of 2016 will bring and if we'll still have access to these scarce resources currently available to address issues around environment, air quality, transit and transportation. It's true that there is continued need for strong housing advocacy at the State level where there may be "just cause" to backfill the loss of funds through redevelopment and restore the ability to protect renters. Many of the local ordinances that were put in place to assist low income families have been gutted at the State level. Some politics are local, but there are localities throughout the state of California that doesn't feel Oakland's pain



addressing some of the comments made about inconsistencies, frustrations about more conversion of industrial land and for those who think this plan gave wholesale conversion rights on industrial and commercial spaces to be more like Emeryville, should understand that this is not what this plan is about. There should be citywide plans which are in the works, a citywide jobs policy and citywide protection for housing, which is why the Nexus Study is so critically important to their efforts. It's extremely important to continue to move forward with urgency, because displacement and gentrification is happening and we have to be mindful of what they can put in place through this instrument, zoning laws and current regulations to begin defining West Oakland in an image that's cohesive and whole for the residents to bring the robust community that Mr. Muhammad spoke of. As a West Oakland resident, how do we attract the coffee shops, dry cleaners and other small businesses that we grew up with and keep safe to restore investments and protect the investments of the residents? She will continue to work with the City Council to put various instruments in place that this plan rightly speaks to, but it's not in the purview of the zoning alone. There is a lot of work to be done, that makes no apology for the harm that's been inflicted in this community. Those of us that are in place as elected officials and have the privilege of being advocates, not to be angry and dismissive, but to work to create and build Oakland? It's important to deal with the hard work of uniting to get this as close to right as possible and address the real harms. She is interested in hearing from the Planning Commission.

Commissioner Weinstein thanked everyone for attending tonight's Planning Commission meeting, whether you are for or against it and it's very clear that the attendees all care about the future of West Oakland and this plan is here to guide that future. This plan will ensure the changes that's to come will occur where the needs of current residents are taken into account and to make sure the benefits of the improvements that occur in the plan will benefit both current and future residents, businesses and other stakeholders in West Oakland. The difficulties in West Oakland and this plan is that it's a very large area that has a lot of competing priorities. We should find a balance in the plan between jobs and residential areas, industry, housing and open space while keeping in mind at all times, the health and wellbeing of the current residents. She feels that staff addressed most of the comments submitted particularly, about reading through the large Draft Plan document in which she was able to read the Specific Plan and the contents were clearly laid out. She was pleased the plan connects the zoning land use to the type of business that will come to the area and relating it to the types of jobs that will be created and the education level requirements for those jobs. She suggested that the types of jobs and education level requirements be recorded to ensure there will be jobs available for all educational levels. There is a reference of a requirement for a project labor agreement for all projects receiving city subsidies which is important for larger projects, but city subsidies should be defined. She didn't quite understand the purpose of the loop connecting the various Bay Area Rapid Transit (BART) stations in the area, but it appears to be along the major corridors connecting the Bay Area Rapid Transit (BART) stations, but not extending into the residential areas. She is currently in the process of reviewing a similar project in San Francisco where she believes the resident's needs in the neighborhood would be bus routes be come closer to their homes which will take them to a major transportation hub, and from there be connected to other Bay Area Rapid Transit (BART) stations and transportation hubs.

When it comes to housing, there are 3 different issues that should be addressed strategically and individually. The way the plan is currently written, there is no direct displacement meaning, there are no residential units due to be demolished as a part of the plan and she didn't see any language that states otherwise. She recommends language is created to address direct displacement and relocation as was done with the Broadway Valdez Specific Plan. The second issue is unintended displacement and should be very



otherwise. She recommends language is created to address direct displacement and relocation as was done with the Broadway Valdez Specific Plan. The second issue is unintended displacement and should be very clear that providing supportive services and protection for existing households are strategies to combat the unintended displacement that we acknowledge may take place with this plans implementation. The third issue is gentrification; the best way to combat this is with building new housing including affordability within the housing. The need for a cohesive housing affordability plan for Oakland with a specific deadline of the end of this year to receive the Nexus Study results and review various strategies to encourage and guarantee that new affordable housing is included. There should be an explicit goal to include housing in the plan. Within the plan, the equity and market chapter has conflicting data, but would like to be sure that when discussing the current conditions of housing, it's viewed with an equity lens, we disgust the amount of affordable housing and the amount of deed restricted affordable housing and continue to emphasize the percentages that are deed restricted affordable housing, as we know unless they are explicitly affordable, the rent can rise over time. She reviewed the percentage of affordable housing in West Oakland before the year 2000 which was about 20% of all housing units. When she reviewed the amount of housing units developed between 2000 and 2010, it was over 60 % of what was developed as affordable.

On pages 7 and 8, there's a comment on crime impacts on future residents. She would like for the impacts as it relates to crime, blight and current conditions to address both current and future residents. Health concerns, particularly air quality were raised and will try to find a balance between industry and residential areas and open space. There should be a date certain for the Bay Area Rapid Transit (BART) noise study and implementation and suggest that we be explicit on land use conflicts, incompatibilities, air quality and health about reducing industrial lands near housing or adding in live work boundaries between industry and housing is really an issue of environmental justice. It's unclear what the PORT's role and responsibilities is on enforcing the various truck routes and not allow them to drive through residential areas. The 7th Street Cultural District is added on in the last chapter around cultural assets and not integrated into the 7th Street priority area and isn't mutually exclusive. She would like for language to be created that encourages utilization of the Mills Act for adoptive reuse.

Vice Chair Moore appreciates all comments from the public and Council Member McElhaney. He is pleased with the idea of the Nexus Study having a timeline with may be presented by the end of this year. He is supportive of affordable housing being encouraged through density bonuses and other incentivized development of affordable housing and beyond. He supports a Transportation Impact Fee which may be useful and could be impactful to this plan. Utility infrastructure should be a citywide issue, not only for West Oakland and assistance for small businesses; through this plan is an opportunity to revitalize San Pablo Avenue and the 7th Street Corridor to encourage in any way that enables current and future residents to be successful with creating businesses within the community. There were discussions about jobs, in terms of hundreds and thousands, but what's important for this neighborhood and the City at large are the jobs that are in the ones, twos and threes, which are the small businesses that will make a change. Some of the comments were heard from the Oakland Heritage Alliance, East Bay Housing Organization and Just Cause are the ones that should be embraced and encouraged. The housing component is the idea that the residential areas are enhanced or remain the same as much as possible. There are some meaningful zoning changes that will allow secondary units in homes which will provide homeowners a way to generate income without selling their home or have a home based business. The Bay Area Rapid Transit (BART) should be approached about adding a tube to block out noise as a part of this project. There is a small part of Shorey Street left that stops short of the Shorey House, which is now 8th Street, but would like for it to be Shorey Street again. The proposal they received today about adding retail overlay to existing houses near The Bay



such as; rezoning from the plan rezoned from existing use of the 4th that was mentioned, but he is in support of the one on Eddy Street which should remain zone CIX1, because it houses existing businesses and to follow the plan to HBX4 would change what already exist and should be able to remain the same instead of becoming a legal non-conforming use. He agrees with the zoning activities, a plant nursery is permitted except for in zone CIX1D which should be permitted there, animal boarding should be conditionally approved in all HBX zones, unclear as to why custom manufacturing in zone HBX4 isn't permitted in this zone. The property development standards have a minimum lot in CIX zones of 5,000 square feet and others are larger, which all of the CIX zones should be 5,000 square feet because it encourages smaller incremental development of commercial uses.

Chair Pattillo asked if the recommended additional conditions of approval should include specifics.

Mr. Miller explained that the motion to include additional conditions of approval should be specified if formal recommendations on tangible elements of zoning are recommended.

Mr. Manasse addressed the various zone issues raised by Vice Chair Moore. Custom manufacturing is permitted in all HBX zones. It's outright permitted up to 25,000 square feet, anything higher than that requires a conditional use permit, which is the same in HBX4 zone. Zoning refinements were made after February 2014 based on comments received and zoning meetings with various constituents, which attachment E1 summarizes some of the code amendments made as recent as May 2014. This summarized the existing regulations, previous proposal and the current proposal and addressed a number of issues. They haven't heard about animal boarding being allowed in all HBX zones, it was changed to permit with a Conditional Use Permit and HBX4 zone, but it can be expanded in the motion to include HBX1, 2 and 3 zones.

Chair Pattillo asked if the 3 specific buildings on 7th Street were recently changed to allow commercial.

Mr. Manasse responded stating that the zoning on 7th Street will remain the same, further action may be taken after adoption of the plan and working with property owners to see what their interests are in including a historic overlay on the property such as; an S7 or S20 zone similar to other historic districts. This will designate many of the properties available for additional historic tax credits and include them in historic resource in future CEQA. In reference to speaker, Bruce Loughridge's proposal for the 5th Street corridor from Mandela Parkway West to the Main Post Office. Staff believes this is a great idea, but it was presented to them late in the plan proposal and preparation so, they weren't able to make any changes due to the zoning had already been published, but it can be included in the motion. This can be accomplished because of the applicable medium residential zones, we have the availability of a commercial overlay that can be included to allow for small scale retail, restaurants, home businesses, etc. that is above and beyond what is currently allowed as a home occupation to be included in certain designated nodes, intersections and small corridors in residential areas.

Chair Pattillo asked staff about the statement made about no recycling of any sort should be allowed on the 3rd Street corridor. Another comment was made about wanting to permit mixed use and work live in existing buildings on 3rd Street. She would like for Ms. Gordon's comments about banning warehouse dredging and PORT of Oakland related matters to be addressed.



Mr. Manasse responded stating that the plan includes new restrictions on warehousing and trucking related activities and other traditional impactful uses in their proximity to residential. The plan is a 20 to 25 year plan to eventually see if more intensive uses are located further away from residential neighborhoods. The 3rd Street area, because it's outside of the freeway ring, has a natural demarcation of buffer from the residential area and is in proximate to the PORT of Oakland and a good location for future truck related activities. Within the West Oakland area, warehouse uses over 25,000 square feet will require a conditional use permit whereas currently, they are permitted outright if more than 300 feet from a residential neighborhood. These are checks and balances that can be put in place to ensure warehouses are appropriately located. With a conditional use permit, they can decide where loading docks should be located, truck movements among the property and operational issues to minimize impacts in the surrounding areas. Currently, there isn't any residential activity allowed in the CIX zones, which is an important provision, because residential out prices industrial. If residential activities were allowed, there potential for a significant displacement of additional job base, which is industrial related. Staff has been careful how they allow residential related, even if it's not traditional residential uses within the traditional industrial areas. Under the current provisions, work live is allowed as a legalization process when existing warehouses with artists who apply for a conditional use permit to legalize it. Staff included expansions to allow for new constructions as well as conversion within 300 feet of a residential zone. There are narrow irregular shaped parcels created when Mandela Parkway cut through the grid where there are a lot of small parcels along Mandela Parkway that may not be conducive traditional large floor plate industrial due to their irregular shape, which are also candidates for potential work live. Allowing work live outside of those parameters may out compete the industrial activity that is encouraged.

Commissioner Bonilla stated he would like for affordable housing to have a specific figure attached based on economics and that it's actually affordable. Over the years, affordable housing was developed, but turned out to be mid to high end condominiums when they were sold. Lower income residents should be able to afford to live in the affordable housing units. There should be budgeted City subsidies so studies can be conducted and a budget to assist residents who are unable to remain in West Oakland. How will this plan address the lack of resources for low income residents, mostly renters?

Mr. Manasse stated that the plan expands the traditional definition of affordable housing beyond created and protected long term through construction subsidies in some cities. Advocates mentioned "naturally affordable housing", which is rent controlled and is under tremendous pressure on rent increases to protect existing housing that is naturally affordable. How do we assist the market to bring more housing that is actually affordable in general and accessible to those who don't qualify for subsidies? This should be reviewed from all spectrums. There are tremendous gentrification pressures due to people competing for a non-expanding housing base. Many people want to live in West Oakland, but there is not enough new products being created. The City has a long standing policy to encourage transit oriented development near the West Oakland BART Station, if accomplished this will be new product that can be brought to the market to help absorb the supply coming into West Oakland competing with existing and other residents that make the existing rents increase. This is a part of what staff can do to help stabilize existing rents.

Commissioner Bonilla asked about the Steering Committee and how the outreach was done to the larger committees.

Ms. Thornton explained that they established a Community Advisory Committee and Technical Advisory Committee. The Steering Committee members are individuals who reside, work or have an interest in West



Oakland. The Technical Advisory Committee members are various agencies ie. BART and AC Transit. In both committees they identified geographic, topical, generation and historic representation in which various members of the community were chosen based on their interests, occupational specialties and residential status both long term and new.

Chair Pattillo stated that there were general open and broadly advertised public workshops.

Ms. Thornton explained how the Steering Committee served as a sounding board for staff in identifying certain goals. Staff consulted with the Steering Committee to see if some of the various past studies and goals seemed relevant and those who weren't present at the time still had access to this information. To inform the larger committees, they generally held district wide community workshops every quarter with at least 100 attendees who received information that went through the committee and generated by staff.

Commissioner Bonilla asked if there were any current development commitments or entitlements for developers in this plan. If so, who are they?

Mr. Manasse stated that he doesn't know of any current development commitments, but Bay Area Rapid Transit (BART) has a Request for Qualifications for potential developers of property near the West Oakland BART Station. There is an approved master plan for Wood Street zoning that extends from 12th Street to West Grand Avenue. There are continuing phases where another phase is currently going through the permit process that will extend 14th Street to 16th and Campbell Streets the current Wood Street build out one block closer to the train station. Another project near completion is a live work renovation adoptive reuse of the Mazda Lamp Works Building a few blocks east of Wood Street.

Rick Holiday was the original developer of the Wood Street renovation, but he entitled the property where there are individual developers that are building out its pieces as they move forward. City Ventures is also one of the developers for a potential residential project along Wood Street near the 16th Street train station.

Council Member McElhaney asked if those projects Mr. Manasse mentioned were entitled prior to the plan. If so, how does the plan consider those projects?

Mr. Manasse responded stating that there are no developers who will be benefit from the previous entitlements.

Commissioner Bonilla asked what the timeline is to utilize the Tiger Grant.

Mr. Manasse stated that it has to be utilized by December 2014.

Commissioner Myres asked Council Member McElhaney to clarify when she anticipates the Nexus Study to be complete.

Council Member McElhaney stated that she it was reported at the Community Economic Development Committee Meeting (CED) this week, the Request for Proposal (RFP) is under legal review by the City Attorney's office and is expected to be released sometime this month. A timeline of about 45 to 60 days to receive comments, this also included transportation.



Director Flynn confirmed that the RFP is being reviewed by the City Attorney's office, once they've completed their review of the RFP it will go out for bid by the end of this month, receive responses in July, hire a consultant who will start in August and submit the results to City Council by the end of this year.

Commissioner Myres stated that it seems counterintuitive to pass this plan without having the results of the Nexus Study and how it would interplay with this plan, which makes her hesitant in this regard to pass this plan without those results. After reading the plan many times and listened to staff's presentation, she isn't sure what protections should be in place to stop the indirect development pressure displacement. She asked staff to clarify specific strategies around indirect displacement protection. She agrees there should be stated goals in this plan around new construction affordable housing for low income residents. What are the plans for community engagement in the implementation process as this plan moves forward? She realizes that everyone attending the meeting wants to see a thriving and developed Oakland that benefits renters, home owners and businesses. The community should thoughtfully come together to where everyone is comfortable and ensure that proper protections are in place.

Director Flynn explained that there is language as part of implementation to form a Steering Committee to assist with staff's ideas and priorities.

Commissioner Coleman is impressed with the statement made by speaker Bruce Beasley about change happens. This is a process of facilitation with specific issues that need refining, but this plan is as perfect as it can be. He doesn't agree that a 1 year extension would provide better refinement and is reluctant to do so. Speaker Brian Gasner commented about voting for this project is voting for displacement which interested him and feels if nothing is done, West Oakland is put at a disadvantage. He was pleased to hear about the need for restoring a portion of Shorey Street. We all want affordable housing in Oakland and the details should be worked out as we go further in this process. Making sure that everything in the plan is specifically spelled out will get us to that end. The C- zone overly is a wonderful concept and appreciates staff for having conceived of that. Residential always out prices industrial so we have to keep some of these zones carefully segregated, which is an important process.

Chair Pattillo was interested in seeing how staff addressed the comments received to date. She found it in Attachment G which summarized the heart of the comments. She is comfortable with staff's and the consultant's responses and she's convinced that they have been tremendously responsive to the feedback received all along. She isn't too pleased with the response stating the elimination of roundabouts. They've all had ample time to review the documents although, the final plan wasn't available until recently, but multiple drafts has been available in various venues and formats for years. They could negotiate this for another year, but they may never reach a consensus on this.

Commissioner Weinstein made a motion to approve with the following conditions: Dates certain for the Nexus Study and the Bay Area Rapid Transit (BART) noise study including mitigation measures by the end of 2014. Include the same displacement language included in the Broadway Valdez Specific Plan, include the commercial overlay for the buildings on 5th Street, property development standards minimum lot should be 5,000 square feet in all CIX zones, animal boarding conditionally permitted in all HBX zones, plant nursery conditionally permitted in CIX-1D zones and recommend that staff prepare a C- zone overly for the residential district previously discussed. Seconded by Commissioner Coleman.



Mr. Manasse clarified the boundaries for the C-overlay. He asked for Mr. Loughridge's assistance in identifying the general block boundaries for the commercial overlay.

Mr. Loughridge explained that he is referring to the areas directly facing the West Oakland BART parking lot which will be a transition to complete a square around the station as opposed to stopping.

Mr. Manasse asked if the south side of 5th Street between where the commercial zone ends extending to Center Street is the area Mr. Loughridge is referring to.

Mr. Loughridge responded yes, also extending from 5th Street to 7th Street on the "L" shape.

Director Flynn stated that staff likes this idea however; this is the first they've heard this and the residents in that area may not have known about this. Staff is a little uncomfortable with agreeing to this without notifying the public first. Staff may review this request and send public notices out between now and the City Council Meeting.

Vice Chair Moore explained that they want to be on record to the City Council that the Planning Commission recommended this to be considered.

Action on the matter: Approved for recommendation to the City Council, 4 ayes, 2 noes (Bonilla, Myres).

ADJOURNMENT

Meeting adjourned at approximately 9:35 P.M.

SCOTT MILLER
Zoning Manager
Planning and Zoning Division

NEXT MEETING: June 18, 2014