

**APPROVED MINUTES**

**CAPITOLA PLANNING COMMISSION MEETING**

**THURSDAY, APRIL 3, 2014**

**7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

Chairperson Ortiz called the Regular Meeting of the Capitola Planning Commission to order at 7 p.m.

**1. ROLL CALL AND PLEDGE OF ALLEGIANCE**

Commissioners: Ron Graves, Mick Routh, Linda Smith and TJ Welch and Chairperson Gayle Ortiz

**2. ORAL COMMUNICATIONS**

### Additions and Deletions to Agenda - None

## Public Comment - **None**

1. Commission Comment - **None**

**D.** Staff Comments - **None**

**3. APPROVAL OF MINUTES**

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| **A.** | **March 6, 2014, Draft Planning Commission Minutes** |

**A motion to approve the March 6, 2014, meeting minutes was made by Commissioner Graves and seconded by Commissioner Smith.**

**The motion carried by the following vote: Aye: Commissioners Graves, Routh, Smith and Welch and Chairperson Ortiz. No: None. Abstain: None**

**4. CONSENT CALENDAR**

**A.**  **207 California Avenue #13-170 APN: 035-181-10**

Design Permit to remodel an existing single-family home in the CV (Central Village) Zoning District.

This project does not require a Coastal Development Permit due to the addition being less than 10% of the internal floor area of the existing structure.

Environmental Determination: Categorical Exemption

Owner/Representative: Alfred Silva Jr., Filed 12.12.2013

**A motion to approve project application #13-170 for a Design Permit with the following conditions and findings was made by Commissioner Routh and seconded by Commissioner Welch:**

### CONDITIONS

1. The project approval consists of construction of a 42 square-foot addition to an existing single family home. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 3, 2014 except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
6. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #­13-170 shall be paid in full.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
12. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
13. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
14. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
15. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
16. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
17. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
18. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

**FINDINGS**

1. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single family home. The project conforms to the development standards of the CV (Central Village) Zoning Districts. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

1. **The application will maintain the character and integrity of the neighborhood.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single family home. The project conforms to the development standards of the CV (Central Village) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed addition to the single-family residence compliments the existing single-family homes in the neighborhood in use, mass and scale, materials, height, and architecture.

1. **This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

This project involves an addition to an existing single-family residence in the CV (central village) Zoning District. The home is not historically significant. Section 15301 of the CEQA Guidelines exempts minor additions to existing single-family residences in a residential zone.

**The motion carried by the following vote: Aye: Commissioners Graves, Routh, Smith, and Welch and Chairperson Ortiz. No: None. Abstain: None.**

**B. 3120 Capitola Rd #14-027 APN: 034-281-27**

Fence Permit application with request for a height exception up to 6 feet within the front yard of a residence located in the R-1 (single family) Zoning District.

This project is not located in the Coastal Zone.

Environmental Determination: Categorical Exemption

Owner: Lenny Farrell

Representative: Leland Cadwallader, filed: 02/14/2014

**A motion to approve project application #14-027 for a fence height exception with the following conditions findings was made by Commissioner Routh and seconded by Commissioner Welch:**

### CONDITIONS

1. The project approval consists of construction of a 6 foot high, 60 foot long fence. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 3, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a fence permit shall be secured for the construction of a fence authorized by this permit. Final fence permit plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
5. Prior to issuance of fence permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
6. Prior to issuance of fence permit, all Planning fees associated with permit #­14-027 shall be paid in full.
7. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
8. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
9. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

**FINDINGS**

1. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purposes of the R-1 (Single Family Residence) Zoning District. A height exception for a front yard fence has been granted by the Planning Commission to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

1. **The application will maintain the character and integrity of the neighborhood.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project is located along Capitola Road in the R-1(Single Family Residential) zoning district, just south of the Capitola Road and Lotman Drive intersection. The project received a height exception to the maximum height standard to maintain the character and integrity of the neighborhood. The proposed fence compliments the existing mix of fences in the neighborhood in materials, height, and design.

1. **This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

This project involves construction of a new fence in the R-1 zoning district. Section 15303 of the CEQA Guidelines exempts the construction of a fence in a residential zone.

**The motion carried by the following vote: Aye: Commissioners Graves, Routh, Smith, and Welch and Chairperson Ortiz. No: None. Abstain: None.**

**5.** **PUBLIC HEARINGS**

**A.** **1955 41st Avenue      #14-029      APN: 034-261-53**

Amendment to the Master Sign Program at 1955 41st Avenue to allow Logo Signs up to 4 square feet in the CC (Community Commercial) Zoning District.  
This project is not located within the Coastal Zone.  
Environmental Determination: Categorical Exemption  
Property Owner: JFG Capitola- Winfield Partners, L.P.  
Representative: AKC Services, Kasey Clark, filed 02/18/2014

Commissioner Graves recused himself due to a conflict of interest with the applicant.

Senior Planner Katie Cattan presented the staff report. Planner Cattan noted that the owner provided consent for the applicant also to include an allowance for an internally lit white bar to underline the PG&E lettering on the sign. With the consent of the owner, staff was supportive of allowing the additional modification to the master sign program.

The public hearing was opened. No one spoke in support or opposition to the item. The public hearing was closed.

Commissioners Routh, Smith, and Welch agreed with the staff recommendation and commented the proposed sign is an improvement to the existing sign.

Chairperson Ortiz concurred with the Commissioners, and requested that staff add to conditions of approval for future sign applications a suggested maximum of 600 lumens per square foot.

**A motion to approve project application #14-029 to amend the Master Sign Permit with the following conditions and findings was made by Commissioner Smith and seconded by Commissioner Welch:**

**CONDITIONS**

1. All future signs at 1955 41st Avenue shall comply with the Master Sign Program. Individual sign permits may be issued by the Community Development Director or designee.
2. Prior to installation of a new sign, the applicant must obtain a permit from the Community Development Department and Building Department.
3. Prior to operation of a new business, the applicant shall obtain a business license from the City of Capitola.

# FINDINGS

1. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.**

Planning Staff and the Planning Commission have reviewed the application and determined that the proposed Master Sign Program is allowed in the CC Zoning District. Future sign applications will comply with the requirements of the Master Sign Program. Conditions of approval have been included to ensure that future signs for the commercial suites are consistent with the Master Sign Program, Zoning Ordinance, and General Plan.

1. **The application will maintain the character and integrity of the neighborhood.**

Planning Department Staff and the Planning Commission have reviewed the project and determined that the amended Master Sign Program complements the building form. The MSP establishes requirements for future signs that will maintain the character and integrity of this commercial center within the City of Capitola. Conditions of approval have been included to carry out these objectives.

**C.** **This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

The proposed project involves signs for an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

**The motion carried by the following vote: Aye: Commissioners Routh, Smith, and Welch and Chairperson Ortiz. No: None. Abstain: None. Commissioner Graves recused.**

**B. 1601 41st Ave #14-023 APN: 034-151-20**

Conditional Use Permit, Design Permit, Variance, and Sign Permit to allow an expansion of the existing Cinelux Theatre located in the Community Commerical (CC) zoning district.

This project is not in the Coastal Zone and does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: George Ow Jr.

Representative: Paul Gunsky, filed 2-26-14

Senior Planner Cattan presented the staff report.

Commissioner Routh clarified the height and illumination areas of the proposed marquee sign. He confirmed that staff was suggesting no illumination of the sign beyond 40’ in height.

The public hearing was opened.

George Ow, Jr., property owner, spoke on behalf of the shopping center and in support of the theater remodel.

Commissioner Routh asked Mr. Ow his future vision for the overall site. Mr. Ow responded that most improvements are tenant driven; however, improvements to the site and buildings will need to occur to keep the center competitive.

Paul Gunsky, theater operator, spoke in support of the application.

Rob Henry, architect, spoke in support of the application.

Commissioner Graves inquired about the proposed location of the marquee sign and asked why the sign was not centered over the theatre entrance. Mr. Henry responded that the marquee location was determined by the existing building’s structural engineering.

Commissioner Smith clarified that both the red vertical element and light blue horizontal strips on the tower are illuminated. The back (south side) is blacked out. There are also lights along the front of the building frontage canopy.

The sign designer provided a detailed explanation about the sign lighting.

Three members of the public spoke in support of the application.

Property manager Karen Ow spoke in support of the application.

The public hearing was closed.

Commissioner Graves stated that he had received several emails in support of the application. He supported the application with the higher architectural sign feature, and suggested additional conditions: 1) If the city receives complaints about the brightness, then require the marquee lights to be turned off at the last movie seating. 2) The refuse area shall be designed to fully enclose from view all dumpsters and recycling bins.

Commissioner Routh said he felt the property owners of the approved senior housing project directly across the street were most likely to be concerned about the variance, but confirmed that no comments were received from them. He supported the application with the 50-foot height, and suggested an additional condition: The exterior wall display cases shall be for display of movie posters only, not the café or other services. Commissioner Routh also supported the newly submitted design of the sign along Capitola Road.

Commissioner Welch supported the 50-foot height and the entire project.

Commissioner Smith supported the 50-foot height. She stated that the height was not the concern, but rather the brightness of the illumination. She suggested an additional condition that blacked out any illumination on the 38th Avenue elevation (west side of the sign).

Commissioners and Mr. Grunsky reached a compromise to turn off lights on that side 15 minutes after the start of the final showing if complaints are received.

Chairperson Ortiz supported the 50-foot design. She stated that she felt findings could be made for both the site’s visibility challenges due to its geography and the historical role of tall marquee theatre signs to draw audiences. She added the proposed upgrade will be a significant economic benefit to the City.

**A motion to approve project application #14-023 for a Conditional Use Permit, Design Permit, Variance, and Sign Permit with the following conditions and findings was made by Commissioner Smith and seconded by Commissioner Welch:**

### CONDITIONS

1. The project approval consists of a Conditional Use Permit to expand a theater, allow outdoor seating, and allow the sale of alcoholic beverages and a variance for a 50-foot high architectural feature for the renovated and expanded theater space located at 1601 41st Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 3, 2014, except as modified through conditions imposed by the Planning Commission during the hearing. The Planning Commission granted the approval of the changeable copy monument sign along Capitola Road with the additional six inches of height from the existing, non-conforming sign.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission.  All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department.  Any significant changes shall require Planning Commission approval.
5. Prior to issuance of building permit, all Planning fees associated with permit ~~#­13-170~~ #14-023 shall be paid in full.
6. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City.  Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
7. Parking for the proposed theater expansion must be accommodated within the onsite parking.
8. Sound proofing must be installed along the eastern wall to protect the adjacent commercial use from noise impacts of the theater.  A second frame wall shall be added to the existing block wall that will have thermafiber sound insulation and 2 layers of 5/8" gypsum wall board.
9. ~~No illumination is allowed beyond the zone height of 40 feet.~~  All illumination must comply with the standards of the sign ordinance and municipal code.  Animated signs and moving lights are prohibited.  No sign shall have an intensity of more than fifty foot-candles as measured from the ground level.
10. The applicant shall obtain an updated business license from the City of Capitola prior to operating within the expanded area.
11. Outdoor seating and landscape infrastructure is allowed along the sidewalk as long as there is compliance with ADA access.
12. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.
13. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
14. The conditional use permit will expire in the case where the conditional [use](http://www.codepublishing.com/ca/capitola/cgi/defs.pl?def=17.03.690) permit has not been used within two years after the date of granting thereof.  Any interruption or cessation beyond the control of the property owner shall not result in the termination of such right or privilege. A permit shall be deemed to have been “used” when actual substantial, continuous activity has taken place upon the land pursuant to the permit.
15. The exterior wall display cases shall be used for movie posters only.
16. The refuse area shall be redesigned to enclose all dumpsters, carts and recycling bins to the satisfaction of the Community Development Director.
17. If complaints about the brightness of lights in the architectural feature are received by the City, then the west side illumination on the marquee sign shall be turned off 15 minutes after the last show begins.

**FINDINGS**

1. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.**

Community Development Department Staff and the Planning Commission have reviewed the application and determined that the proposed expansion of the business, outdoor seating, and alcohol sales may be granted a conditional use permit within the CC Zoning District. The use meets the intent and purpose of the Community Commercial Zoning District.  Conditions of approval have been included to ensure that the use is consistent with the Zoning Ordinance and General Plan.

1. **The application will maintain the character and integrity of the neighborhood.**

Community Development Department Staff and the Planning Commission have reviewed the proposed use and determined that the use complies with the applicable provisions of the Zoning Ordinance and therefore maintain the character and integrity of this area of the City. The Planning Commission granted a variance for a 50-foot high architectural feature with a sign and illumination due to the challenging location of the theater’s proximity to 41st Avenue, the association of a vertical architectural feature traditionally found on a theater, and the economic development benefits of the use to the surrounding corridor. Conditions of approval have been included to carry out these objectives.

**C.  This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

The proposed project involves the expansion of the existing theater within an existing commercial space formerly occupied by a book store. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

**The motion carried by the following vote: Aye: Commissioners Graves, Routh, Smith, and Welch and Chairperson Ortiz. No: None. Abstain: None.**

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| **C.** | **GENERAL PLAN UPDATE** |
| Planning Commission recommendation on the proposed General Plan Update Environmental Determination: Environmental Impact Report Applicant: City of Capitola |

Community Development Director Rich Grunow presented the staff report. David Early of the plan consultant PlaceWorks discussed the public process.

Commissioners Smith and Graves requested clarification of the Climate Action Plan measures. Director Grunow explained that the current list simply provides examples of mitigation measures that may be adopted when action is taken on that item.

The public hearing was opened.

John McGregor, owner of the rear parcel at 410 Bay Avenue, spoke in opposition to the request for 412-414 Bay Avenue zoning change.

Gerry Jenson, owner of the home under construction in the front parcel at 410 Bay Avenue, spoke in opposition to the request for 412-414 Bay Avenue zoning change and expressed concern that the neighborhood was not notified of potential rezoning.

Chairperson Ortiz noted the staff recommendation did not support the zoning change, but recommended offices as an added conditional use in the zoning update. Mr. Jensen said he would like more information about what the office use would allow for size, hours, and parking before he would take a position.

Commissioners expressed concern about recommending any changes at this point, including the modified staff suggestion. They also asked that any future discussion be noticed to neighbors.

Mary Gourlay of Barry Swenson Builder spoke in support of the staff effort and process. She said the floor area ratio (FAR) proposal allows for welcome flexibility and specifically provides options for a village hotel.

Chairperson Ortiz closed the public hearing.

Commissioners Graves and Routh expressed concern about FAR limits that would encourage heights and densities greater than the community has supported. Chairperson Ortiz agreed that they can set an ambitious development application up for failure.

Commissioner Smith asked fellow Commissioners to distinguish between the “proposed FAR” by zoning and the “increased FAR allowance” for projects that meet specific criteria. She supported a FAR that reflects as-built recent projects.

The Commission, staff, and consultant had a detailed discussion regarding the role of FAR and the benefits versus risks of having ratios that reflect recent and successful projects. They attempted to reach a recommendation consensus using the table presented by staff.

**A motion to recommend the General Plan Update including the following Floor Area Ratios with no increased FAR allowances made by Commissioner Routh and seconded by Commissioner Graves:**

Village mixed use: 2.5

Neighborhood mixed use: 1.0

Regional Commercial: 1.5

Community Commercial: 1.0

Visitor Accommodations: 0.5

Industrial: 0.5

**The motion failed by the following vote: Aye: Commissioners Graves and Routh. No: Commissioners Smith and Welch and Chairperson Ortiz. Abstain: None.**

**A motion to recommend the General Plan Update including following Floor Area Ratios and increased FAR allowances was made by Commissioner Welch and seconded by Commissioner Smith.**

Village mixed use: 2.0, 3.0

Neighborhood mixed use: 1.0, N/A

Regional Commercial: 1.5, 2.0

Community Commercial: 1.0, 1.5

Visitor Accommodations: 0.5, N/A

Industrial: 0.5, N/A

**The motion carried by the following vote: Aye: Commissioners Smith and Welch and Chairperson Ortiz. No: Commissioners Graves and Routh. Abstain: None.**

**A motion to adopt a resolution certifying the Final Environmental Impact Report and adopting the Mitigation Monitoring Reporting Program and Statement of Overriding Considerations**

**was made by Commissioner Routh and seconded by Commissioner Smith.**

**The motion carried by the following vote: Aye: Commissioners Graves, Routh, Smith, and Welch and Chairperson Ortiz. No: None. Abstain: None.**

**6. DIRECTOR’S REPORT - None**

**7. COMMISSION COMMUNICATIONS**

Chairperson Ortiz announced that Open Streets Capitola would take place May 4, with the Esplanade closed to motorized traffic and numerous activities planned.

**8. ADJOURNMENT:**

Chairperson Ortiz adjourned the meeting at 10 p.m. to the regular meeting of the Planning Commission to be held on Thursday, May 1, 2014, at 7 p.m. in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on May 1, 2014.

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Linda Fridy, Minute Clerk