

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

April 26, 2016

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**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

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April 26, 2016

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Vice-Chairman Downs at 6:30 PM.

COMMISSIONERS

Present: DeDiemar, Delman, Gage, Ricci and Vice-Chairman Downs

Absent: Gregorek & Chairman Willoughby

OTHERS PRESENT: Planning Director Murphy, City Attorney Ferguson, City Attorney Wynder, Principal Planner Zeledon, Senior Planner Noh, Associate Planner Mejia, Assistant Planner Aguilo, Assistant City Engineer Do, and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Ricci.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

Rob Vandenhovel with the Milk Producers Council came to speak. He spoke on the January 2016 Planning Commission meeting and the waste composting project which went through the appeal process and continued onto the City Council. He wanted to say thank you to the Planning Commission and understands it will be a lengthy transition and wants it to be a positive one. He stated they have expressed wanting to be part of the process with the City Manager and Director Murphy. He shared with the Planning Commission his business card.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of March 22, 2016, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-030: A Development Plan (File No. PDEV15-030) to construct a 59-foot tall stealth wireless telecommunication facility (mono-Eucalyptus) on approximately 4.137 acres of land located at the southwest corner of Riverside Drive and Vineyard Avenue, at 8875 East Riverside Drive, within the AG (Agriculture Overlay)

zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § Section 15332 (Class 32: In-Fill Development Projects) of the State CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0216-174-17); **submitted by Verizon Wireless.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV15-028: A Development Plan to construct 91 alley loaded single-family homes on approximately 7.34 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Ontario Ranch Road between Haven and Turner Avenues. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 218-462-53 thru 79, 218-502-37 thru 70, 218-452-13 thru 16 and 218-513-01 thru 22); **submitted by Brookfield Residential.**

A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV14-046: A Development Plan to construct 104 single-family homes on approximately 8.25 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Ontario Ranch Road between Haven and Turner Avenues. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 218-472-01 thru 19, 218-445-01 thru 15, 218-442-40 thru 70, 218-442-01 thru 09 and 218-462-01 thru 15); **submitted by Brookfield Residential.**

It was moved by Delman, seconded by DeDiemar, to approve the Planning Commission Minutes of March 22, 2015, as written. The motion was carried 4 to 0. Commissioners Gregorek and Willoughby was absent and Commissioner Gage abstained. File Nos. PDEV15-030, PDEV15-028 and PDEV14-046 passed with a vote of 5-0 with Commissioners Gregorek and Willoughby absent.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR

FILE NO. PCUP15-027: An Appeal of the Zoning Administrator's decision to deny a Conditional Use Permit request to establish an approximate 5,100 square-foot bar/nightclub and live entertainment for Mix Champagne Bar Lounge, on approximately 3.44 acres of land, located at 4481 Ontario Mills Parkway, within the Commercial/Office land use district of the California Commerce Center North (The Mills) Specific Plan. The

project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0238-014-10); **submitted by: Mix Champagne Bar Lounge.**

Senior Planner, Henry Noh, presented the staff report. Mr. Noh began by stating that the project is generally located on the corner of Ontario Mills Parkway and Franklin Avenue within an existing vacant building. He showed photos of the existing site and various elevations. He continued to explain that the project site is located within Census tract 21.09 and gave the boundaries and stated that ABC currently allows for three on-sale licenses within this Census tract and there are currently 39 on-sale license with a majority being Type 41 and Type 47 which are beer and wine or beer, wine and distilled spirits within a bonafide restaurant. Mr. Noh said currently there is one Type 48 license for the Spectator's Sports Bar which is located on the north/east corner of Archibald and Inland Empire Blvd. The project Applicant submitted a Conditional Use Permit for a Type 48 ABC license and live entertainment in November of 2015. On March 7, 2016, the Deputy Zoning Administrator denied the project based upon the following findings. Mr. Noh stated the project was not consistent with Ontario Development Code and The Ontario Plan (TOP) and the PCN findings (Public Convenient and Necessity) findings could not be met. Mr. Noh stated the Applicant appealed the decision on March 15, 2016. He stated the first finding in regards to the decision being consistent with the Ontario Development Code, the Deputy Zoning Administrator took into consideration the over concentrated and high crime and public testimony at the public hearing. The second finding was the proposed use was not consistent with the goals, policies and plans of TOP; and within that she discussed the CUP regulates the land uses and minimizes the impacts to surrounding properties as the ABC licenses regulates the census tract in over-concentrated and potential of alcohol-related crime these do not meet the policies within the TOP. The third finding the Deputy Zoning Administrator noted was the Census tract was over concentrated and PCN findings could not be met. The Appellant response is that even though there are 39 existing licenses, only one Type 48 ABC license currently exists and one more will not have a negligible effect. Mr. Noh also stated the Appellant stated the Police Department had originally given approval of the application. Mr. Noh states that staff's response to the Appellant are that after the ZA hearing, the Deputy Zoning Administrator verified with the Police Department that the project site was within the high crime area and stated within the Zoning Administrators staff report the high crime area as a census tracts call for service to alcohol related incidents does exceed 20% greater than the average number of alcohol related incidents that is reported as a city as a whole. Additionally, Mr. Noh stated that staff believes the Deputy Zoning Administrator acknowledged that the majority of existing ABC licenses were Type 41 and Type 47 licenses and did take into account an additional Type 48 could increase alcohol related crimes within the area. He concluded with stating the Deputing Zoning Administrator did take the Police Department's comments and conditions of approval into account and now staff is recommending the Planning Commission uphold the Zoning Administrator's decision and deny File No. PCUP15-027, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Ferguson stated there were two City Attorneys there serving in serving two separate capacities. He stated that there is an ethical screen which is separating them. He stated he

was there as the City Attorney and Ms. Wynder was there to advocate on behalf of upholding the Zoning Administrator decision. He stated the Appellant will speak first, the Respondent will then speak and then the Appellant will rebut the Respondent and at that point they'll open up for public comment. At that the closing of that period, the Appellant will get one last chance to rebut based on the public comment and at that point the Planning Commission can ask any questions.

PUBLIC TESTIMONY

Lamont Carr, the Applicant for Mix Champagne Lounge, came to speak. Mr. Carr started off by stating that he was planning to come with his attorney and have recommendations from a city that he does this type of business and has over 25 years of experience, but he did not do that because he felt he lost his way somewhere along the process which he started a year ago. He shared he felt he did everything that was asked of him and that he met all the requirements and got all the conditions of approval to do this type of business. He stated it pretty much changed at the actual hearing [Zoning Administrator] because he felt he had favor with conditions of approval from Planning staff and the Police Department going into the public hearing [Zoning Administrator]. Mr. Carr made reference to a phone conversation with one of the Ontario Police Department Officers and how he gave praise for his current business and how it was run. Mr. Carr said this officer would give his conditions of approval and he stated that was a good thing. However, when he came to the actual hearing, he stated the main opposition was not the City of Ontario Planning Department or the Police Department, but a property owner, which he feels is a conflict of interest and is no more than big business taking away from small business. He stated he has something to offer which is not being offered in the city and to have that taken away because of the Type 48 or Type 41 would be a missed opportunity to grant him approval due to the conditions of approval which are upon his type of business. He stated he doesn't know what to expect from the process. He wanted to share that he's been misled and he doesn't think it's intentional, but he doesn't know where he stands going forward and now it's a really hard situation for him.

Charlene Wynder, City Attorney responded on behalf of the staff. She stated that the burden of the Planning Commission is to find if the Zoning Administrator had evidence to support their findings. She stated the essential crux of the appeal were that there were only conclusions and no findings set forth. She stated that information shared by Mr. Noh show there were significant findings that form the basis of the decision for the Zoning Administrator. She briefly touched on the overconcentration of on-sales licenses in the given census tract and the high rate of crime. Ms. Wynder also brought up Police Department considerations and although there were conditions of approval, there was concern about elevated crime rates which may result of the proposed business. She brought up the testimony of a neighboring business owner, the Ontario Mills, which has had a community presence and family orientated environment. She stated the testimony staff reports were evident to the facts of the Zoning Administrator's decision for alcohol related crimes and incidents. In conclusion, she stated there was significant evidence from the Zoning Administrator meeting to support the decision and requested the Planning Commission uphold the decision to deny the CUP.

Nkeiru Anyamene, from Palmdale, spoke on behalf of her husband Lamont Carr. She stated she wanted to speak to some of the key components to why the denial came about. She started with the PCN issue and stated there are currently 39 other licenses and with

such a larger number which has already been approved and over concentrated, it doesn't make sense to them. She also stated their [Applicant] other business in the Lancaster is the same type of business, a night club and it is excellent and they are supported by the community. She gave an example of being on the boosters of Sherriff's Department in Lancaster and said they take their business very seriously. She explained they realize it's a privilege to have an ABC license and they realize how huge it is to have approval from the Police Department and that they had a security plan because it was the right way to run their business. She explained that they asked the questions and wanted to be honest and upfront and felt it was a great opportunity for this city [Ontario] to have a business like it. She stated its simple big business against small business and a conflict of interest and she just want to be honest.

Ms. DeDiemar asked Ms. Anyamene to describe the business in Lancaster, who frequents it and to be as descriptive as possible.

Ms. Anyamene stated they consider themselves a lounge/night club and they offer happy hour and rent out the establishment for political fundraisers and other private parties. She stated there is dancing, entertainment, etc. they are looking for someplace larger in Ontario. She described the décor as beautiful, elegant and it's called "My Lounge". She stated they are hard-working business owners who just want to have an opportunity.

Marc Smith, from the Ontario Mills came to speak. He asked the Planning Commission to uphold the Zoning Administrator decision and deny the CUP. Mr. Smith stated he doesn't know Mr. Carr or his family and he has no doubt that they are fine individuals and great citizens. He continued to share how he was raised with his father in a business and how it would feel like big business versus small business, but it's really not in this case. He stated he has been in the shopping center business for 26 years and in those 26 years he has had a lot of experience with nightclubs near his properties, even across the street or near the vicinity. He stated they are very aware and conscious of the things that happen around them and they want to understand what happens around them. He said they are not anti-alcohol, but he also stated they have not experienced good things with alcohol and late nights. He continued to share that even the restaurants across from the Ontario Mills and even as far north as 3 miles have had issues with alcohol and late nights. He said the combination of late nights and alcohol have led to a lot of service calls and perception issues for the property and that really is the issue. He said it is not a personal issue at all, that's where he's coming from.

Vanessa Powers, residing at 1770 E. Flora came to speak. She stated she's an Ontario resident since 1984 and remembers the agriculture and loved it when the Ontario Mills Mall came. She stated she's been pleased with the growth. She stated that where she lives, the Sheraton is across the street and the Double Tree is within walking distance and night clubs are within both of them and these hotels do not bother her and there have been no disturbances or she would have moved a long time ago. She stated they haven't brought "the wrong" kind of people to the area. She said she's so happy the Citizen's Bank Arena is in the area and that's good entertainment and she's tired of driving to L.A. She stated she didn't even know the Applicant, but in all fairness, there are also places like hookah lounges where they are smoking stuff and it's dark and gloomy and as a social worker she observes everything. She also stated that the AMC Theaters now sells alcohol. She stated she's not in fear of all of that and she thought the Commission should give them a try in all fairness.

As there was no one else wishing to speak, Vice-Chairman Downs closed the public testimony.

Mr. Delman stated that having read the staff report and listening to the testimony, he said that Dave and Buster has been a problem, but this operation seems different. He stated the menu and inside decor look good and all the conditions have been agreed to. He stated he would be inclined to overturn the Zoning Administrator's decision and give the club a chance.

Mr. Ricci thanked everyone who chose to speak and stated he wondered what an operation is for. He said Dave and Busters is for entertainment, play a video game but it's not a bar; the movies are to watch a film, and maybe have a drink. He said hotels, individuals stay there and they have a place to have drink and they go to their room. He said they are not getting into their car and leaving. He said they are not making their vehicle a lethal weapon. He said the operation of a bar is where people specifically go with the reason to drink, party, have fun, and leave. He stated this is where there is a potential where a car may become a lethal weapon. He stated he is also says looking to give small business a chance and that the City is wanting to grow. He stated that it's a tough decision for him to make, but he wants to think of the patrons of the City. He stated he had not yet heard from the Police Department. If it is an establishment willing to uphold everything, he would approve.

Ms. DeDiemar stated that the Applicant has 25 years of experience in running these kinds of establishments and that Nkeiru used the words "very serious business" and "we want to be honest and straight forward and that's why we chose the approach that we did". Ms. DeDiemar stated so far they have heard generalities at this sort but what they don't know what the experience has been at the Lancaster business. She stated they have not heard if there have been DUIs and past experiences from the Lancaster business and to her that's an important piece of information. She stated that past experience should be a good predictor for future experience. She stated that if the Lancaster business had not have the problems that Dave and Buster has experienced, is it not fair for the Commission to deny the use because of Dave and Buster's, not because of their actions, but because of Dave Buster's. She stated that without hearing how the Lancaster's past experience has been, she would also be inclined to approve the use.

Mr. Gage stated that it's good to hear from the public and Vanessa Powers has no problem with it and she's been around. He stated that it sounds like they are serious people, been around a long time, they were articulate and he would like to give them the chance. He stated he would be in favor.

Mr. Downs stated he had also been in the area a long time and he has also seen changes. He stated he was inclined to give the folks a chance to do something in Ontario and give them a shot.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Ricci, to continue the item to the May 24, 2016 meeting to have Planning Staff work on a Resolution of Approval and Conditions of Approval for File No. PCUP15-027. Roll call vote: AYES, DeDiemar, Delman, Gage, Ricci and Downs; NOES, none; RECUSE, none;

ABSENT, Gregorek and Willoughby. The motion was carried 5 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-005:** A Development Agreement between the City of Ontario and Brookcal Ontario, LLC, for the development of up to 108 residential units (TT19907) on 27.09 gross acres of land within the Conventional Medium Lot Residential district (Planning Area 29) of the Subarea 29 Specific Plan, located at the southwest corner of Haven Avenue and Park View Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APN: 0218-321-17); **submitted by Brookcal Ontario, LLC. City Council action is required.**
- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-024:** A Tentative Tract Map (TT19907) to subdivide 27.09 gross acres into 108 single-family lots and 20 lettered lots within the Conventional Medium Lot Residential district (Planning Area 29) of the Subarea 29 Specific Plan, located at the southwest corner of Haven Avenue and Park View Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APN: 0218-321-17); **submitted by Brookcal Ontario, LLC.**

Senior Planner, Henry Noh, presented the staff report. Mr. Noh stated the Applicant is requesting approval for the project located at the southwest corner of Haven Avenue and Park View Street and the Applicant is requesting approval for Tentative Tract Map 19907. He explained how the Planning Commission has approved and seen the changes through Phase 1 and Phase 2 and more development would be come soon. He went through various slides explaining the Tentative Tract Map and the various lot sizes. He also explained the condition of why a Development Agreement is needed for the Ontario Ranch area because of the financial commitment required and the construction is substantial. He stated the terms are for ten years with a five year option following. Mr. Noh also explained the development and conditions of approval for infrastructure and open space. He also stated the Development Agreement points out the public service funding, affordable housing requirements, and school district requirements. With that, he stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PDA15-005 and approve File No. PMTT14-024, pursuant to the facts and reasons contained in the staff reports and attached resolutions, and subject to the conditions of approval.

No one responded.

PUBLIC TESTIMONY

Derek Barbour from Brookfield Residential representing Brookcal, LLC came to speak. He said he has been a joint effort between Brookfield and Richland, as well as City staff to get where they are today. He stated they were excited about another Tentative Map and to any questions the Commission might have.

As there was no one else wishing to speak, Vice-Chairman Downs closed the public testimony

Mr. Delman stated it was another great project by Brookfield.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Ricci, to recommend adoption of a resolution to City Council to approve the Development Agreement, File No. PDA15-005. Roll call vote: AYES, DeDiemar, Delman, Gage, Ricci and Downs; NOES, none; RECUSE, none; ABSENT, Gregorek and Willoughby. The motion was carried 5 to 0.

It was moved by Gage, seconded by Delman, to adopt a resolution to approve the Tentative Tract Map, File No. PMTT14-024 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Ricci and Downs; NOES, none; RECUSE, none; ABSENT, Gregorek and Willoughby. The motion was carried 5 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-006:** A Development Agreement between the City of Ontario and Roseville NMC, LLC, for the development of up to 118 residential units (TT19909) on 26.81 gross acres of land within the Conventional Medium Lot Residential district (Planning Area 28) of the Subarea 29 Specific Plan, located at the northwest corner of Haven Avenue and Merrill Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APN: 0218-321-30); **submitted by Richland Ontario Developers, LLC. City Council action is required.**
- F. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-025:** A Tentative Tract Map (TT19909) to subdivide 26.81 gross acres into 118 single-family lots and 17 lettered lots within the Conventional Medium Lot Residential district (Planning Area 28) of the Subarea 29 Specific Plan, located at the northwest corner of Haven Avenue and Merrill Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within

the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APN: 0218-321-30); **submitted by Richland Ontario Developers, LLC.**

Senior Planner, Henry Noh, presented the staff report. Mr. Noh skipped over some of the same information which was presented in the first presentation and stated the Applicant was requesting approval for Tentative Tract Map 19909 which is approximately 27 acres in size. He also mentioned this project included a water quality basin, which differs from the previous project. Mr. Noh shared the various lot sizes and that the Development Agreement has the same terms as the previous project, but with Richland Communities. He stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PDA15-006 and approve File No. PMTT14-025, pursuant to the facts and reasons contained in the staff reports and attached resolutions, and subject to the conditions of approval. Mr. Noh stated there was one clarification on the staff report on page 43 of 43, that the Applicant requested a Condition of Approval at the DAB hearing to be revised. He said staff agreed to the revised condition and the old condition was within the staff report. Mr. Noh read the revised condition.

No one responded.

PUBLIC TESTIMONY

Craig Christina from Richland Communities came up to speak. He stated he didn't have much more to add, but was very pleased with staff and two separate developers and working to make two separate projects into one. He said he thanked everyone and appreciated their hard work.

As there was no one else wishing to speak, Vice-Chairman Downs closed the public testimony

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Gage, to recommend adoption of a resolution to City Council to approve the Development Agreement, File No. PDA15-006. Roll call vote: AYES, DeDiemar, Delman, Gage, Ricci and Downs; NOES, none; RECUSE, none; ABSENT, Gregorek and Willoughby. The motion was carried 5 to 0.

It was moved by Ricci, seconded by Gage, to adopt a resolution to approve the Tentative Tract Map, File No. PMTT14-025 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Ricci and Downs; NOES, none; RECUSE, none; ABSENT, Gregorek and Willoughby. The motion was carried 5 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on April 14, 2016.

- *They Approved 15 Tier Determinations at this meeting.*

Development Code Review (Ad-hoc): This subcommittee did not meet.

Zoning General Plan Consistency (Ad-hoc): This subcommittee did not meet.

New Business

- Subcommittee Appointments – at the briefing Mr. Willoughby stated they will stay the same. Ms. DeDiemar will assume those of Ms. Mautz (except Historic Preservation Subcommittee). An email will be sent with current list.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Murphy stated the Monthly Activity Report is in their packets and that it's been a busy month with new applications coming in.

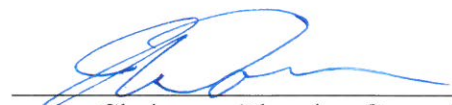
Mr. Gage gave his report on the California Preservation Conference in San Francisco from April 18-21, 2016 which took place in the Presidio (near San Francisco). He stated it was an amazing place next to the Golden Gate Bridge. He shared some of the classes he attended and one in particular was about energy saving and lighting advancements (LEDs). He stated one of the classes was about legacy cities which was very interesting.

Mr. Delman shared his experiences from the California Preservation Conference as well. He stated he also attended the energy efficient class. He shared that one of his favorites was the class about re-glazing of windows. He also stated that they had a classes on subjects from water infrastructure to design landscape, how to address vacant and also on abandon properties. He said that all in all, it was an educational time.

ADJOURNMENT

Gage motioned to adjourn, seconded by Delman. The meeting was adjourned at 8:18 PM.


Secretary Pro Tempore


Chairman, Planning Commission