

**CITY OF UNION CITY**

**MINUTES FOR THE ADJOURNED REGULAR PLANNING COMMISSION MEETING  
OF MAY 29, 2003, 7:00 P.M.  
IN THE COUNCIL CHAMBERS OF CITY HALL  
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

**I. ROLL CALL: Commissioners Anderson, Kelley, Lew, Savage and Sweeney**

**STAFF PRESENT:** Mark Leonard (Economic and Community Development Director); Carlos Jocson (Interim Director of Public Works); John Bakker (Assistant City Attorney); Joan Malloy (Planning Manager); Lori Taylor (Economic Development Coordinator); and Kris Fitzgerald (Administrative Assistant)

**II. APPROVAL OF MINUTES:**

The minutes for the regular Planning Commission meeting of May 15, 2003 were approved with corrections.

**III. ORAL COMMUNICATIONS: None.**

**IV. WRITTEN COMMUNICATIONS: None.**

**V. PUBLIC HEARINGS:**

**A. CONTINUED HEARINGS: None.**

**B. NEW HEARINGS: None.**

**VI. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED REPORTS: None.**

**B. NEW REPORTS:**

- 1. SITE DEVELOPMENT REVIEW SD-04-03: Initiated by SPORTMART, the applicant is requesting Site Development Review approval to construct a 27,952 square foot retail building in the Union Landing Shopping Center, at the corner of Courthouse Drive and Holly Way, adjacent to the existing Babies R Us store. The store will be built on an existing retail pad within the shopping center. Parking is provided. The project site address is 31200 Courthouse Drive and the Assessor Parcel Number is 463-60-50. A Program EIR was adopted for Union Landing in 1995 and a draft Negative Declaration was prepared in February 2000 to address the construction of 316,000 square feet of retail commercial space which included this pad.**

Joan Malloy, Planning Manager, presented the staff report.

Commissioner Lew asked when the store would need a trash compactor.

Ms. Malloy stated that typically the tenant determines if a trash compactor is needed.

Commissioner Lew asked for clarification of condition #17 and why it lets the applicant also bring in a different service.

Ms. Malloy stated that it is required in all new developments so that all buildings in the city would be wired to the same standard even if they do not use it at this time.

Commissioner Lew asked if the term “service areas” on page 8 in the second paragraph after bulleted item in the staff report is the same as “service drive” in condition #45.

Ms. Malloy replied that yes it is.

Chairperson Sweeney stated that the service drive provides access to the service areas behind each business which would include the loading docks.

Commissioner Lew asked if the reference to sweeping and mechanical equipment on page 9 in the first line is the same as condition #84.

Ms. Malloy replied that the mechanical equipment was removed from the condition because of the property’s remoteness to any residential areas.

Ms. Malloy stated that “mechanical equipment” should be removed from page 9 of the staff report.

Commissioner Lew asked about condition #50 referring to basic security needs and where is that defined.

Ms. Malloy stated that it refers back to the original EIR and refers to minor security issues to be addressed by the applicant.

Chairperson Sweeney asked about condition #7 the colors and type of stone veneer and why the staff did not specify that the applicant should match what is on the Babies R Us building.

Ms. Malloy stated that the intent is for the applicant to match the stone veneer on the Babies R Us building.

Chairperson Sweeney asked in regards to condition #25 where is the designated outdoor storage planned for the materials, pallets, debris, etc.

Ms. Malloy stated that it would be where the trash enclosure is.

Chairperson Sweeney asked to change condition #25 to limit storage of materials, pallets, debris, etc. to the trash enclosure area.

Ms. Malloy agreed to that change.

Chairperson Sweeney asked what the plans are for the parcel between Babies R Us and Best Buy.

John Pappas, Pappas Investments, 2020 L Street, Sacramento, CA, 95814, stated that they have not looked into developing that site yet.

Louie Pappas, Pappas Investments, 2020 L Street, Sacramento, CA, 95814 stated that they are trying to interest Trader Joes in that site.

David Blair, MCG Architecture, 785 Market Street, San Francisco, CA representing Sportmart stated that the building is a little smaller than a standard Sportmart but they have tried to incorporate all of the design elements asked for by staff.

Commissioner Anderson asked if the applicant would be willing to use the staff report suggestion to remove a parking space and enlarge the trash enclosure.

Mr. Blair stated that they would agree to that.

Commissioner Lew referred to page 3 of the staff report and the fact that there are no planned seating walls around the planters.

Mr. Blair referred the question to the staff.

Ms. Malloy stated that was not part of the original approval of the project.

Commissioner Lew asked if they would be willing to add seating walls around the planters.

Mr. Blair stated that they would be willing to do this.

Ms. Malloy stated that it would be added as a separate condition.

Commissioner Lew stated that even though page 7 section F states that the applicant is not required to provide public art, she would like them to commit to having some public art at this location.

Chairperson Sweeney stated that they could alter the condition to allow building permits to be obtained before the public art is approved.

Mr. Pappas stated that they were going to do the public art in Union Landing Phase II.

Chairperson Sweeney stated that she believes that Commissioner Lew is asking for public art in both locations.

Chairperson Sweeney clarified that the applicant is willing to provide public art as long as it is not required prior to issuance of building permits.

Mr. Blair stated that was correct.

Chairperson Sweeney stated that she wants the new store to look more similar to the Babies R Us building, so that it looks like both buildings were built at the same time. She would like to have the design

changed to look more similar to the Babies R Us building, e.g. continue the banding, inserting smaller pillars among the big pillars, etc.

Mr. Blair clarified that Chairperson Sweeney wants the design changes to include matching the cornice to the existing Babies R Us, add the two pilaster elements on the front facade, revise the west façade pilasters to match and rework the banding to align with Babies R Us

Chairperson Sweeney asked if Babies R Us has more articulation at the rear of the building.

Ms. Malloy showed a slide of the rear of Babies R Us.

Chairperson Sweeney wants to create the illusion that the buildings were built at the same time. Chairperson Sweeney would like the rear elevation enhanced to match the Babies R Us.

Chairperson Sweeney asked if any of the Planning Commission members had met with the applicant prior to tonight's meeting.

Commissioner Lew stated that she met with the Pappas at 6:30 p.m. this evening but did not discuss this project.

Chairperson Sweeney clarified that the following changes are to be made to the conditions of approval:  
Condition #7 change Union Landing to Babies R Us;  
Condition #25 change to read, "outdoor storage limited to trash enclosure areas";  
Condition #29 change to read, "to match Babies R Us";  
Add new condition to enlarge the trash enclosure and eliminate one parking stall to accommodate a trash compactor and denser landscaping;  
Add a new condition to add seating areas around the tree planters;  
Add a new condition requiring public art but public art proposals do not need to be submitted before building permits are issued, however it must be installed before occupancy of the building;  
Add a new condition to add matching pilasters, cornice banding, and enhancing the banding along the west side to continue from Babies R Us.

Commissioner Savage moved to approve Site Development Review SD-04-03 subject to the stated conditions making the following specific findings as part of this approval numbers 1 through 5 and the earlier stated additions and changes and adopt a resolution confirming this action.

Commissioner Lew seconded motion.

AYES: 5 (Anderson, Kelley, Lew, Savage, Sweeney)  
NOES: 0  
ABSENT: 0  
ABSTAINED: 0

2. **SITE DEVELOPMENT REVIEW SD-05-03:** Initiated by JOHN PAPPAS, on behalf of Pappas Union City L.P., the applicant is requesting Site Development Review approval to construct a 5,000 square foot building and a 37,470 square foot building for mixed-use retail. The property is a vacant 3.66-acre site located at the

corner of Dyer Street and Courthouse Drive, and the Assessor Parcel Number is 463-60-51. A Program EIR was adopted for Union Landing in 1995 and a Negative Declaration was prepared to address the construction of 316,000 square feet of retail commercial space, which included this parcel.

Joan Malloy, Planning Manager, presented the staff report.

Commissioner Anderson asked if the Sub-regional development district and does that apply to Sub-Regional Specialty Commercial Districts.

Ms. Malloy stated that Sub-Regional Specialty allows for smaller size buildings and accommodates smaller size users.

Commissioner Anderson asked about the proposed landscape coverage.

Ms. Malloy stated that Alternative 1A would exceed the landscape coverage required because it does not have parking at the rear of the building.

Commissioner Anderson asked if there is a problem with the tenants using the front of the stores for service.

Ms. Malloy stated that there is no service drive and for small tenant buildings that is not uncommon.

Mr. Leonard, Director, Community and Economic Development, stated that the practicality of a long narrow parcel leaves no room for a service drive. The tenants can be served by front-loading instead of having a service drive.

Commissioner Anderson stated his concerns about the differences between Alternative 1 and 1A and that the Planning Commission should limit their approval to Alternative 1A.

Mr. Leonard suggested approval of Alternative 1A, contingent approval of Alternative 1 if the applicant can get a 14 foot easement from Wal\*Mart and meet the parking requirements.

Commissioner Anderson asked if there is a condition covering these alternatives.

Ms. Malloy stated that condition #2 covers those alternatives.

Commissioner Anderson wants to change condition #2 and add something so the applicant has to meet the parking standards.

Mr. Leonard stated that the words could be added at the end that says, "that all requirements of the Uniform Building Code and Zoning Code would have to be met".

Commissioner Anderson is concerned that the Planning Commission doesn't know what the marketing plans are or who the tenants will be for this building.

Mr. Leonard replied that we are entering a partnership with applicant and in the staff report are giving a clear message to the applicant about which uses are desirable for this property.

John Bakker, City Attorney, stated that this application is only for the Site Development Review; the applicant would have to come back for conditional use permits for tenants that don't meet the allowed uses criteria for this zoning.

Commissioner Anderson stated that conditions #88 and #104 appear to be the same.

Ms. Malloy stated that one is for during construction and one is for after the building is occupied.

Commissioner Kelley asked about 2 findings, 3B and 3E, that the project as designed does not appear to be able to attract the right kind of stores for this area.

Lori Taylor, Economic Development Coordinator, stated that there are several underserved markets including woman's clothing, jewelry, shoes, card shop or a gift shop. This configuration would allow for some diversity that is not currently available.

Commissioner Kelley stated that in regards to finding 3E there does not appear to be enough integration with the rest of Union Landing.

Mr. Leonard stated that in the staff report we noted that the applicant is missing an opportunity to take advantage of the Wal\*Mart traffic and that the project would be more successful if they could take advantage of that traffic. However, staff has deferred to the applicant's judgment on how to most successfully market their new project.

Commissioner Kelley asked how the patrons will get from Wal\*Mart to the new project.

Ms. Malloy showed a slide of a possible pedestrian breezeway connection to the project. There is also a requirement to create a vehicular connection at this end.

Commissioner Savage asked about the details of the breezeway

Ms. Malloy stated that staff was not explicit and possibilities include a covered breezeway, or an open arcade, or it could be enclosed in the building.

Commissioner Lew stated that the staff report on page 6 in the first paragraph refers to pedestrian access to Holly Lane and she believes that condition #29 should have referred to Holly Lane instead of Courthouse Drive.

Ms. Malloy stated that was correct.

Chairperson Sweeney asked if that was instead of or in addition to Courthouse Drive.

Ms. Malloy stated that was in addition because the applicant is already providing pedestrian access to Courthouse Drive in two locations.

Chairperson Sweeney stated that the condition should add Holly Lane and not remove Courthouse Drive.

Commissioner Lew asked if the specifications referred to in conditions #25 and #26 are reflected in the drawings that the Planning Commission has received.

Ms. Malloy stated that they do not.

Commissioner Lew asked if the specification in condition #28 is reflected in the drawings given to the Planning Commission.

Ms. Malloy stated that they do not.

Chairperson Sweeney asked if meeting elevations referred to in condition #18 applies to this project.

Ms. Malloy stated that there is a relationship to the Wal\*Mart property in the rear and also the drop in elevation along Holly Way.

Mr. Leonard stated that it is referring to ground elevation not building elevations.

Chairperson Sweeney asked about condition #22 and the fact that there is no designated outdoor storage in this plan and she proposes to limit to such items to the trash enclosure area.

Chairperson Sweeney asked for clarification of condition #25 and the three dimensional column element enhancements to the rear elevation.

Ms. Malloy stated that the elevations are suggested but are not clearly indicated on the drawings.

Mr. Leonard stated that staff could put a parenthetical phrase after bullet which says “(this could include the column elements on the rear elevation)”.

Chairperson Sweeney stated that she also wants to include the recessed and projected elements.

Mr. Leonard stated that this can include the recessed and projected elements.

Mr. Leonard stated that she could also ask the applicant for clarification.

Chairperson Sweeney asked about condition #30 and the fact that it does not appear to address the balance of the connection to the Wal\*Mart property line.

Ms. Malloy stated that on site Alternative 1 that is correct and on Alternative 1A it is undefined.

Chairperson Sweeney asked if condition #44 could be made plural so that it includes both buildings.

Commissioner Kelley stated his concerns with lack of rear loading areas and the ability to attract specialty stores.

Ms. Taylor stated that some specialty stores would be willing to make certain concessions if the location is a good one.

Chairperson Sweeney asked if condition #91 should be removed since there are no loading docks.

Commissioner Anderson asked if the loading area should be defined even if there are no rear loading docks.

Ms. Malloy stated the on front loaded buildings deliveries are usually made in the morning before the store opens.

Chairperson Sweeney suggested limiting delivery hours for this property.

Commissioner Anderson stated his concerns for future access from the front of this building to Wal\*Mart and would it go through the parking lot and then into another parking lot.

Ms. Malloy stated that it would be crossing the outer drive of Wal\*Mart and then into a pedestrian area.

Mr. Leonard stated that there are a number of ways to address these concerns and perhaps the applicant can address the issue.

John Pappas, Pappas Investments, 2020 L Street, Sacramento, CA 95814, wants to address the commissions concerns. He introduced one of the architects who would also answer questions.

Mark Marvelli, MCG Architecture, 2277 Watt Ave, Sacramento, 95825, stated that condition #7 and the color schemes being consistent, they have designed colors that are not on the Union Landing palate. He would like to find out if the colors he has proposed would be complimentary and acceptable.

Ms. Malloy stated that most of Union Landing follows the color palate but there have been exceptions, e.g. Chevy's, Mancini's, and Office Max, so it is at the Planning Commissions discretion.

Mr. Marvelli stated that they want to use a more muted or lighter green and a creamy yellow that is not on the palate.

Chairperson Sweeney stated that since the Planning Commission hasn't seen these colors it is very difficult to make any decisions.

Mr. Marvelli stated that they did not submit color board.

Mr. Marvelli stated that they want to use painted plaster instead of the Exterior Insulation and Finish System (EIFS). He feels that the EIFS has significant problems and would not hold up well.

Ms. Malloy stated that staff would suggest that if EIFS is not appropriate building material then perhaps there is another method.

Chairperson Sweeney stated that there has only one been one exception of use of an integral color coat.

Mr. Marvelli stated then they will have to research other options.

Mr. Leonard stated that it is not a strong issue with staff.

Chairperson Sweeney stated that they have had such success in the past with integral color and is reluctant to not require it.

Mr. Marvelli stated that they have not been able to get richer consistent color with an integral final color coat and it tends to get blotchy. When it is painted they get a better finish.

Mr. Leonard stated that the theater was given a final spray paint coat as a way to smooth out the color but it still included an integral color coat because it lasts longer.

Chairperson Sweeney agreed to change the condition to say that the applicant will apply the final color coat to the satisfaction of the Economic and Community Development Department.

Chairperson Sweeney stated that at this time she is unwilling to change the color palate without being able to see the colors that are being proposed. If the applicant has a problem with this they can come back and ask for an amendment to their Site Development Review.

Mr. Marvelli asked if condition #14 can be modified to be performed in a manner that is consistent with other properties at Union Landing.

Chairperson Sweeney agreed with that.

Ms. Malloy stated that there are issues of access that the applicant should be aware of.

Chairperson Sweeney stated that the condition could be changed to “screened subject to Economic and Community Development approval”.

Mr. Marvelli asked about condition #19 in regards to backflow devices being screened from public view by a masonry wall and depending on where it is located it may be more appropriate to screen it with landscaping.

Chairperson Sweeney asked staff why a masonry wall was requested.

Ms. Malloy stated that typically masonry wall is used on the large backflow devices because the equipment can be very obtrusive and large.

Chairperson Sweeney stated that the condition could be changed to “and/or” for the landscaping.

Mr. Marvelli stated that in regards to condition #25 his building is at a completely different scale and shouldn't have the same scoring detail as Best Buy or Babies R Us. He is willing to add some additional score lines under the cornice that would resemble the detail at the other stores. He also feels that medallions or tiles are not appropriate for this building as it is broken up a little differently from those buildings.

Mr. Pappas stated that he is not in favor of the breezeway as required in condition #28, as this would be a blind curve for people coming from Wal\*Mart. He would rather propose a condition requiring several tenants to have public access on both sides of the building. This would provide more glass, more store presence on both sides of building, alleviate the safety issue of the breezeway, lighting problems, and other problems. He is not in favor of breaking up the building.

Chairperson Sweeney asked how this would provide a pedestrian connection.

Mr. Louie Pappas, Pappas Investments, 2020 L Street, Sacramento, CA 95814, stated he does not want the building to be divided.

Commissioner Anderson asked how this would make it less dangerous to pedestrians.

Mr. Marvelli is concerned about line of sight for drivers coming around the blind side corner.

Commissioner Kelley would like to have one or two rear entrances with awnings on the building.

Chairperson Sweeney still concerned about how pedestrians will get from Wal\*Mart to the new building.

Mr. Marvelli stated his concern about condition #32 and that providing vehicular access to the Wal\*Mart parking lot may encourage traffic to cut through this project and avoid the intersection.

Chairperson Sweeney suggested an alternate driveway from the west side of the project near the Lazy Boy store.

Mr. Pappas replied that it could be done on Plan 1 but Plan 1A would depend on whether they acquire the land from Wal\*Mart.

Commissioner Lew stated her concerns with this project. She does not like the way the buildings are situated, the shape of the building, nor the uncertainty of the leasing of spaces in the building.

Mr. Pappas stated that the parcel is narrow and long and the only way to maximize parking is to make the building long and narrow.

Commissioner Lew asked where pedestrians walking from Michaels to the shops will cross Courthouse Drive.

Mr. Leonard replied that eventually there will be a signal at the intersection of Courthouse Drive and Holly Street and that will be where pedestrians should cross. They could also cross at Dyer Street.

Mr. Pappas wants to clarify the wording for condition #70 that the applicant will not have any driveway cuts to Dyer Street.

Mr. Leonard stated that is correct. The intent is to not have driveway access on to Dyer Street.

Mr. Pappas would like condition # 33 to have the same wording as was used for the Sportmart project.

Chairperson Sweeny clarified that there would be no occupancy of the buildings until the public art is installed.

Commissioner Anderson asked what kind of tenant are they trying to get for the 5,000 square foot pad.

Mr. Pappas stated that they have a policy not to discuss tenant leases prior to signing, but it will probably be a financial institution use.

Chairperson Sweeney stated that use would require a conditional use permit.

Mr. Pappas stated that he understood.

Commissioner Lew asked what would be in the open area in front of the large building.

Mr. Marvelli stated that it would be an open plaza with a canopy on either side. That would be where they would place the public art and have a seating area.

Commissioner Lew wants a condition for seat walls to be installed in the plaza area.

Mr. Leonard stated that the description Mr. Marvelli gave was for Plan 1A.

Ms. Malloy stated that site Plan 1 is different because it has a narrower pedestrian walk because the building is slightly wider.

Mr. Marvelli stated that in both plans there is enough room in the center plaza area to have the seat walls.

Commissioner Kelley asked what the mix of tenants would be.

Mr. Pappas replied that they are still trying to find tenants that would meet the desired uses of the property.

Barry Ferrier, 32212 Allison Drive, Union City, CA stated that the Wal\*Mart parking lot is pedestrian unfriendly. He doesn't believe that many people will walk from the Wal\*Mart to the new shops. He does like that the building faces Courthouse Drive.

Commissioner Lew still wants a condition to require glass doors and awnings on the backside of the building for both plan alternatives.

Mr. Leonard clarified that that is instead of the breezeway.

Chairperson Sweeney still favors the breezeway concept.

Mr. Leonard stated that in the future the pedestrian walkway should be enhanced on the Wal\*Mart parcel by raising it up similar to what was done between Texas Roadhouse and Tony Roma's.

Commissioner Lew asked if Wal\*Mart is willing to enhance the walkway.

Mr. Leonard stated that the change to the Wal\*Mart property will be substantial and the staff will not be able to negotiate it with the garden expansion. Wal\*Mart will eventually be expanded by 30,000 square feet. That will be the time to ask for improvements to this area.

Commissioner Kelley believes that the breezeway is not cost effective.

Commissioner Anderson asked to change condition #2 to take out parking and put in Zoning and Building Codes.

Commissioner Anderson likes the breezeway concept.

Commissioner Kelley stated in regards to condition #7 the applicant should use the Union Landing color palette.

Mr. Ferrier stated he does not like breezeway concept.

Commissioner Lew wants to break up the landscaping on the rear of the building so people would cross there instead of a breezeway.

Chairperson Sweeney asked about the walkway along the back of the building having six to eight foot screen shrubs and related security issues.

Ms. Malloy stated there are issues with rear landscaping because the Fire Department wants to minimize landscaping for access purposes.

Chairperson Sweeney asked if the shrubs can be moved against the building and put the sidewalk closer to Wal\*Mart property and then people can exit from the back towards Wal\*Mart.

Mr. Pappas asked if it would eliminate the need for a breezeway.

Chairperson Sweeney stated probably not.

Mr. Leonard suggested one of the shops have a rear entry so that pedestrians could enter from the back and get to the front of the shops instead of the breezeway.

Commissioner Savage would like to have breezeway but has concerns about security.

Mr. Pappas spoke about realigning some doors as a possible compromise.

Chairperson Sweeney stated that the idea is to create a welcoming rear entry to project not just a single access door that is only open during business hours.

Commissioner Kelley stated that he prefers no breezeway at all, he would prefer two awning covered entrances and be willing to remove condition #28.

Commissioner Lew proposed to substitute the rear entries for the breezeway and not eliminate condition #28.

Commissioner Kelley feels that would undermine finding tenants by forcing where they would have entrances.

Chairperson Sweeney thinks that two access points would attract better tenants.

Mr. Louie Pappas asked that Lori Taylor speak about her experience viewing one of their properties.

Ms. Taylor stated that she went to Elk Grove and saw one of their properties with stores including BBQ's Galore, Omaha steak shop, a small gift shop, Beverages and More, accessory stores, and a upscale cosmetic store.

Commissioner Kelley asked how having back doors would affect the tenants.

Ms. Taylor stated that there could be problems with security, stock storage, and offices for employees.

Mr. Leonard stated that from a retail perspective two entrances do have some serious issues and retailers try to stay away from them.

Mr. Pappas stated that they see it more often in Sacramento, where retailers have a long counter so they can see both doors. Bigger tenants like to have stock rooms, bathrooms and offices in the back.

Commissioner Lew doesn't care about the breezeway but would like glass doors facing Wal\*Mart,

Mr. Leonard clarified changes to conditions as follows:

Condition #2 add a sentence at the end "All requirements of the Uniform Building and Zoning Codes shall be met"

Condition #7 change middle sentence to "The applicant shall submit a final color coat application to the Economic and Community Development Department for approval prior to the application on the building"

Condition #14 add sentence "In a manner consistent with other businesses at Union Landing and to the satisfactions of the Economic and Community Development Department"

Condition #19 3<sup>rd</sup> line down add "and/or landscaping"

Condition #22 2<sup>nd</sup> paragraph, 2<sup>nd</sup> line, and "Any outdoor storage will be limited to the trash enclosure"

Condition #25 "Cornice detailing with vertical scoring that matches Best Buy on the lower roof elements in proportion to the scale of the proposed building. Three dimensional column elements and wall panels as suggested on the rear elevation through the use of arches, columns and roofline changes"

Condition #28 change to enhance the rear elevation with a rear entry with a glass entry, awnings and display windows and delete the breezeway.

Condition #29 add Holly Drive in addition to Courthouse Drive

Condition #33 clarify that Building permits may be pulled prior to submission of public art; however, the public art must be installed before occupancy can occur.

Remove condition #32

Add a condition that seat walls be installed in the plaza area

Condition #44 make the word "building" plural

Condition #70 no driveway access shall be created directly onto Dyer Street

Condition #91 change the first several words to read, "The site shall be designed to minimize"

Add a condition limiting loading and delivery hours to before noon.

Add a condition to reverse the landscaping with the pedestrian walkway on the rear elevation.

Commissioner Lew moved to approve Site Development Review SD-05-03 subject to the stated conditions as modified making the following specific findings as part of this approval numbers 1 through 5 and adopting a resolution confirming this action.

Commissioner Savage seconded motion

AYES:	4 (Kelley, Lew, Savage, Sweeney)
NOES:	1 (Anderson)
ABSENT:	0
ABSTAINED:	0

**VII. COMMISSION MATTERS:**

**A.** Follow-up on Planning Commission Referrals to the City Council.

Johnson Industrial Park project was approved by the City Council.

**B.** Upcoming applications for the Regular Planning Commission meeting for June 19, 2003.

Harvest properties on Central Avenue  
Pineda property

**X. GOOD OF THE ORDER:**

Commissioner Savage asked about putting in a four way stop in at 9<sup>th</sup> and H Street

Chairperson Sweeney stated that the decorative pavers next to Applebee's were recently replaced; now it appears that the rest of them need to be repaired.

Mancinis's Sleepworld needs to be told not to have items for sale outside of the store. They are doing it every day.

**XI. ADJOURNMENT:**

The meeting adjourned at 11:25 p.m.

**APPROVED:**

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CATHI SWEENEY, CHAIRPERSON

**ATTEST:**

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MARK LEONARD, SECRETARY