

**CITY OF UNION CITY
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
OF MAY 6, 2004, 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: Joan Malloy (Planning Manager); Tina Gallegos (Assistant Planner); John Bakker (City Attorney); and Kris Fitzgerald (Administrative Assistant).

II. APPROVAL OF MINUTES:

The minutes for the Regular Planning Commission meeting of April 15, 2004 were approved with corrections.

III. ORAL COMMUNICATIONS:

Leland Evans, Legal Counsel for Litke Properties, 14 Union Square, asked if in regards to the last City Council meeting where they took action on a Zoning Text Amendment that affects the Litke property, the City Council was going to refer some items back to the Planning Commission. Mr. Evans would like to address those items if they are going to be heard this evening.

John Bakker, City Attorney, believes that what Mr. Evans is referring to is the follow-up to Planning Commission referrals to City Council. Mr. Bakker stated that if the item is referred back to the Planning Commission it will be noticed and set as an agenda item for the Planning Commission.

IV. WRITTEN COMMUNICATIONS: None.

V. PUBLIC HEARINGS:

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS: None.

VII. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS:

- 1. SHELL STATION, 33365 MISSION BOULEVARD – Administrative Site Development Review ASD-06-04, Initiated by Ron DuHamel, on behalf of Shell Oil Products, the applicant is requesting Administrative Site Development Review approval to modify the signage on the existing Shell Station located at 33365 Mission Boulevard, identified as Assessor's Parcel Number APN: 486-0003-064-00.**

Tina Gallegos, Assistant Planner, presented the staff report.

Commissioner Lew asked if the signs in the windows exceed the sign limit.

Ms. Gallegos stated that there is a condition of approval to remove all unpermitted signs prior to work being done.

Commissioner Sweeney asked if there will there be two signs on the corner of Whipple Road and Mission Boulevard.

Ms. Gallegos stated that there will be two signs on that corner.

Chairperson Savage opened the public hearing.

Haleh Mousavi, ARC Inc. Architects, 940 Tyler Street, Benicia, CA 94510, stated that the two signs can be combined into one sign on the corner of Whipple Road and Mission Boulevard.

Commissioner Sweeney asked if the plan that was given to the Planning Commission is not correct.

Ms. Mousavi stated that they can change the plan to meet the Commission's preferences.

Commissioner Sweeney asked how the signs would be positioned so it is visible to all motorists.

Ms. Mousavi stated that it would be placed at a 45-degree angle to the intersection.

Commissioner Sweeney stated that this station is nicely maintained, however, there is a low wall that runs along 2nd Street and D Street that has peeling paint. She would like to add a condition of approval to paint the wall.

Ms. Mousavi stated that as part of the program all perimeter walls will be painted white it just isn't shown on the plan.

Commissioner Lew asked if there is a state law that requires the size of the price sign to be a minimum size so as to be visible to drivers.

Ms. Mousavi stated that there is a state code that requires the sizes to be as they are.

Commissioner Sweeney asked if the existing car wash sign is going to be replaced.

Ms. Mousavi stated that sheet A-2 shows that the sign is going to be removed.

Commissioner Sweeney stated that on sheet A-7, #5 it shows that the sign is going to be removed.

Ms. Mousavi stated that staff told them the sign was never approved by the City, which is why it is being removed.

Commissioner Sweeney asked if they are proposing to replace that sign.

Ms. Mousavi stated that they are not at this time.

Commissioner Sweeney asked if they understand that they need to come to the City for pre approval of any new signage.

Ms. Mousavi stated that they understand.

Chairperson Savage closed the public hearing.

Commissioner Sweeney stated that she wants to accept the change to have one sign at the corner of Whipple Road and Mission Boulevard.

Chairperson Savage agreed to that and added a condition of approval to paint the wall.

Commissioner Lew agrees with those changes but would prefer larger lettering for the sign.

Commissioner Sweeney stated that there is a sign at 2nd Street and Whipple Road that does have the larger lettering.

Commissioner Sweeney made a motion to approve Administrative Site Development Review ASD-06-04 making findings 1 – 4, with the modified conditions of approval and adopting a resolution confirming this action.

Commissioner Lew seconded the motion.

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

B. NEW REPORTS:

1. **SHELL STATION, 31301 ALVARADO-NILES ROAD – Administrative Site Development Review ASD-04-04**, Initiated by Ron DuHamel, on behalf of Shell Oil Products, the applicant is requesting Administrative Site Development Review approval to modify the signage on the existing Shell Station located at 31301 Alvarado-Niles Road, identified as Assessor’s Parcel Number APN: 483-0042-108-02.

Tina Gallegos, Assistant Planner, presented the staff report.

Commissioner Lew asked if these changes had been discussed with the applicant.

Ms. Gallegos stated that Mark Leonard, Director, Economic and Community Development and Aki Honda, Associate Planner met with applicants to discuss the changes that the Development Review Committee had suggested.

Commissioner Lew asked if the applicant had offered any changes.

Ms. Gallegos stated that this was the final proposal from the applicant.

Chairperson Savage opened the public hearing.

Kristina Lawson, 1331 N. California Blvd., Walnut Creek, CA 94896, stated that they met with Mark Leonard and Aki Honda and they had never been asked for neon before. She did have a photo with a lighted sign. She also stated that they could paint the fascia a different color.

Commissioner Sweeney asked what the problem is with installing the red band on the new fascia.

Ms. Mousavi stated that Shell does not want to mix new aspects of their new image with old elements.

Commissioner Sweeney asked if it is a technical problem.

Ms. Mousavi stated that it is a corporate issue.

Commissioner Sweeney stated that when she visited this station today, she noticed that it appeared that some of the changes had already been made.

Ms. Mousavi replied that she did not know of any.

Commissioner Sweeney asked why the planters that were in between the pumps have been removed.

Ms. Mousavi stated that it must have been done by the station operator.

Commissioner Sweeney asked if some of the current signage was the new signage being proposed this evening.

Ms. Mousavi stated that those signs will remain.

Commissioner Sweeney stated that on the plans on page A1 it stated that sign #3 is not being used but on a different page #3 is shown with the trash container doors. She asked if those were going to be changed.

Ms. Mousavi stated that they are not going to be changed.

Chairperson Savage closed the public hearing.

Commissioner Anderson asked if the applicant would be willing to change the fascia colors would staff then make the project approvable.

Joan Malloy, Planning Manager, stated that the change in texture from a stucco finish to a plastic finish would be inconsistent with the rest of the station. Therefore staff would recommend that the fascia be removed and not included as part of the project.

Commissioner Anderson asked if it is the color or the texture that is the problem.

Ms. Malloy stated that it is both. The new signs look more like a cabinet type sign which is not consistent with the originally approved architecture of the building.

Commissioner Anderson asked what is Shell's position on the issue of the texture.

Ms. Mousavi stated that as an alternative they could paint the existing canopy fascia, but then they would not be able to put the light bar on the canopy. Shell wants their light bar on a smooth surface.

Commissioner Anderson asked why not keep it like the previously approved station.

Ms. Mousavi stated that this station did not have a fascia and Shell was willing to keep the tile roof in keeping with the architecture of the Mission area.

Commissioner Anderson asked why they are not willing to change this station.

Ms. Mousavi stated that some sites are more important to Shell and this is one of the more important ones.

Ms. Lawson stated that staff had said that neon would be acceptable at this site but Shell cannot allow the neon type look on the canopy without the yellow fascia.

Commissioner Kelley asked if they could get the same look if they just used neon.

Ms. Lawson stated that Shell doesn't do neon.

Commissioner Kelley asked if this will undermine the look and the amount of business coming into the area. He feels that this is a very small change that will get the neon look and still not detract from the surrounding area.

Ms. Lawson stated that cost is some part of the issue but the RVI program is part of a nationwide program, and all the supplies are being ordered in bulk and there is no supplier for neon.

Ms. Mousavi stated that they did take that option to Shell and they would not approve it. She stated that they would rather leave it as it is rather than add a neon bar. She believes that the bright yellow fascia would be in keeping with the bright primary colors of the Union Landing color scheme.

Commissioner Lew stated that she would support no changes to this canopy.

Ms. Mousavi stated that Shell is less flexible on this particular site and they had suggested to Shell to leave it the way it is. However, Shell still prefers the yellow fascia.

Commissioner Lew stated that she doesn't like the red bar and wants the station left as it is.

Ms. Mousavi asked if the Commission would agree to the change of the sign panels.

Commissioner Lew stated that changing the signage is not a problem.

Commissioner Kelley asked if painting the existing fascia yellow would be an acceptable compromise.

Ms. Mousavi stated that if all of the Commissioners agree to this compromise, she would be willing to take it to Shell.

Commissioner Lew stated that she does not agree with the compromise.

Commissioner Sweeney stated that she does not agree with the compromise.

Chairperson Savage stated that she does not agree with the compromise.

Commissioner Anderson stated that his opinion is to continue the application so that they can go back to Shell with the Commission's concerns.

Ms. Mousavi stated that this application has been in planning for about one year and they have gone back to Shell several times. She requested that the Planning Commission vote tonight to either deny or approve the application with the canopy to remain the as is.

Ms. Malloy stated that staff's recommendation is to approve it without the yellow fascia and without the illuminated red band.

Ms. Gallegos stated that this has been added as condition #5.

Commissioner Lew moved to approve Administrative Site Development Review ASD-04-04 making findings 1 – 4 with the stated conditions of approval and adopt a resolution confirming this action.

Commissioner Anderson seconded the motion.

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

- SHELL STATION, 32187 ALVARADO-NILES ROAD – Administrative Site Development Review ASD-03-04**, Initiated by Ron DuHamel, on behalf of Shell Oil Products, the applicant is requesting Administrative Site Development Review approval to modify the signage on the existing Shell Station located at 32187 Alvarado-Niles Road, identified as Assessor's Parcel Number APN: 475-0158-012-00.

Tina Gallegos, Assistant Planner, presented the staff report.

Commissioner Anderson asked if a condition could be added to this project similar to the last project that would make it approvable.

Ms. Gallegos stated that staff would be supportive if a condition was added to remove the proposed fascia panels on the canopy, the carwash and the cashier's booth.

Chairperson Savage opened the public hearing.

Ms. Mousavi stated that in an email dated 8/26/04 Aki Honda provided direction that staff would like to see the tile roof remain on the carwash and kiosk and would allow converting the canopy. Ms. Mousavi stated that the new signs looked cleaner and they were given direction to remodel the whole site. Ms. Mousavi stated that staff did not feel very strongly about the tile roof except that they were dirty and many tiles were broken. Ms. Mousavi stated that they went back to Shell and got approval for this new design.

Commissioner Anderson asked what would happen if the Commission added a condition to not remove the tile roof.

Ms. Mousavi stated that it would basically be denying everything they are proposing. Ms. Mousavi stated that they are proposing to put the new signs on the new fascia but that wont work if the tile roof remains.

Commissioner Kelley asked why staff changed their position on the tile roof.

Ms. Malloy stated that staff thought initially that the station could be remodeled but after seeing what the treatment was and looking at the structures they no longer felt that this was an appropriate design for the community.

Commissioner Kelley asked what was wrong with the design.

Ms. Malloy stated that the City does not allow plastic faced signs. Ms. Malloy stated that because it is an entry to the City and near residential areas staff did not feel the design was appropriate.

Commissioner Kelley asked if it wouldn't be better to do the remodel and use plastic instead of leaving the station in its current run down state.

Commissioner Lew agrees with Commissioner Kelley and feels that this station would look better with the upgrade. Commissioner Lew stated that this is going to be one of the major thoroughfares to the intermodal station.

Commissioner Sweeney asked if the soft drink machines would remain after the remodel.

Ms. Mousavi stated that if they are not approved then they will remove them or get permits to have them there.

Ms. Malloy stated that to her knowledge they have never been permitted, however, she would have to check the code.

Commissioner Sweeney stated that being located next to a 7-11, there really isn't a need to have vending machines there. Commissioner Sweeney doesn't have a problem with changes to the canopy on this station because of the distance from residential sites. Commissioner Sweeney would not like to change the color of the curb at the carwash from white to grey because it would become difficult to see.

Chairperson Savage stated that this station is in a terrible state and needs to be redone.

Commissioner Anderson asked if there is a condition of approval to cover removing the unpermitted vending machines.

Ms. Malloy stated that condition #4 could be modified to make clearer that the applicant will clean up the site, fully paint walls and buildings, replace the side panels that are broken, relandscape the entire site and remove the vending machines.

Commissioner Lew asked if the Commission wants to accept the plans submitted by the applicant will all references to existing tile roofs have to be removed from condition #4.

Ms. Malloy stated that the language for condition #4 would be “prior to issuance of building permits, the applicant shall submit plans that the site shall be painted, side panels replaced, site relandscaped subject to the approval of Economic and Community Development Department”.

Commissioner Anderson asked to add a condition to remove vending machines.

Commissioner Sweeney asked to add a condition to repaint the curbing at the entrance white.

Ms. Mousavi asked if the landscaping and painting would need to be done prior to getting building permits.

Ms. Malloy stated that they would need to submit revised plans when applying for building permits.

Commissioner Kelley made a motion to approve Administrative Site Development Review ASD-03-04 as proposed by Shell with the yellow fascia, making findings from previous approval 1- 4 and with the modified conditions of approval and adopting a resolution confirming this action.

Commissioner Lew seconded the motion.

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

3. **SHELL STATION, 31889 ALVARADO BOULEVARD – Administrative Site Development Review ASD-05-04**, Initiated by Ron DuHamel, on behalf of Shell Oil Products, the applicant is requesting Administrative Site Development Review approval to modify the signage on the existing Shell Station located at 31889 Alvarado Boulevard, identified as Assessor’s Parcel Number APN: 483-0076-005-05.

Tina Gallegos, Assistant Planner, presented the staff report.

Commissioner Anderson asked what it would take to make this station remodel acceptable to staff.

Ms. Gallegos stated that removing the fascia from the existing weather canopy would make the architecture more coherent. Ms. Gallegos stated that the Commission could add a condition of approval similar to condition #5 from previous projects.

Ms. Malloy stated that condition #5 would be to retain the existing rooflines to match the architectural style of the surrounding area.

Commissioner Anderson asked if there are other areas of concern.

Commissioner Sweeney asked if this particular architectural style is considered desirable for this area or is it that the change is only being made to the canopy and not the carwash or other building.

Ms. Malloy stated that the canopy would become inconsistent with the rest of the station, so it would be a standalone element. Ms. Malloy stated that staff visited stations in other cities that had the new fascia and staff feels that it would not be an appropriate appearance for the community.

Chairperson Savage opened the public hearing.

Ms. Mousavi stated that they discussed the new fascia with Mark Leonard who thought that it would be an improvement as long as you could not see the existing roof from behind the new fascia. Ms. Mousavi stated that they discussed with Shell making the same changes on all the buildings but Shell would not approve the change.

Commissioner Anderson asked how would Ms. Mousavi feel about a condition of approval that requires you to maintain the current architectural style.

Ms. Mousavi stated that Shell prefers to put their corporate colors on the canopy. However, if that condition is imposed she would also like to add a condition that Shell be allowed to put a logo type on a white background on the existing canopy structure.

Commissioner Sweeney asked if the "ACN" is a cabinet type sign with internal illumination.

Ms. Mousavi stated that the "ACN" is a metal composite material that also comes in white. Ms. Mousavi stated that they could use a white "ACN" behind the red Shell logo and install that on the existing roof.

Commissioner Sweeney asked how much of the canopy roof would be covered.

Ms. Malloy stated that the City's sign ordinance does not allow roof-mounted signs.

Commissioner Kelley stated that on the Mission station they did not ask for modifications of the rooflines on the building but did have a fascia on the other buildings, isn't that what is being asked for here.

Ms. Malloy stated that her understanding is that they are asking for a Shell logo sign on the roof as an alternative to the yellow fascia.

Commissioner Kelley stated that he is referring to the original submission.

Ms. Malloy stated that what they are proposing to do is remove the entire roof and replace it.

Ms. Mousavi stated that there will be no fascia on the canopy for the Mission Boulevard Shell station. Ms. Mousavi stated that on this proposal there would be a new fascia with the new logo type sign.

Ms. Malloy stated that it would be a stand-alone element that would be unrelated to the rest of the station and would have an entirely different architectural style and would not reflect the rooflines of the carwash and main building of the station.

Commissioner Anderson stated that it appears to be a miscommunication between staff and the applicant.

Ms. Malloy stated the Mr. Leonard had indicated that they might consider the new proposal if they redid the entire site. Ms. Malloy stated that this is a nation wide image program and is being applied regardless of the original design approvals. Ms. Malloy stated that in most cases the fascia was not an appropriate fit and she believes that was made clear to Shell.

Commissioner Anderson asked if staff would agree to adding just the new logo type sign to the existing canopy.

Ms. Malloy stated that it would be inconsistent with the original design and approval of the station. Ms. Malloy stated that staff does not have a problem with the new signage proposed but the addition of the fascia does not seem to fit.

Commissioner Anderson asked if adding the logo type sign is the same as adding the new fascia.

Ms. Malloy stated that the logo type sign sounds like a roof mounted sign, the fascia is intended to be a more integrated part of the station on the weather canopy.

Commissioner Anderson asked which are you opposed to.

Ms. Malloy stated staff is opposed to both.

Ms. Lawson wanted to clarify that staff prioritized which sites were more important to the City and which were more important to Shell. Ms. Lawson stated that they can't take the architectural "top hats" off of all the buildings because it would compromise the building integrity. Ms. Lawson stated that this station is not scheduled for a complete remodel at this time.

Ms. Mousavi stated that Shell agreed to put up a taller fascia so that the "top hats" would be covered.

Commissioner Kelley asked what is the height of the “top hat”.

Ms. Mousavi stated that she doesn't have the exact dimensions but would adjust the height of the “ACN” panels to cover the “top hats”.

Commissioner Anderson asked if there were any other options.

Ms. Mousavi stated that they don't have any other options, either put up the fascia with the logo type sign or just put up the logo type sign.

Commissioner Sweeney stated that she prefers to leave the canopy the way it is and doesn't believe that putting up a tall fascia would help. Commissioner Sweeney has no problem with signage but the station needs to be cleaned up.

Commissioner Kelley stated that he has driven by the station many times and did not realize that it was a Shell station. Commissioner Kelley would like to give some leeway to the applicant to identify the station.

Commissioner Sweeney stated that this is what the new signage would be for.

Commissioner Kelley asked if Commissioner Sweeney likes the current station design.

Commissioner Sweeney stated that she does not like the look of the station as it is very dated. Commissioner Sweeney stated that she would approve the new signage but would like to leave the canopy alone for future remodel.

Commissioner Anderson asked if there are 3 structures on site with the same top hat construction.

Ms. Mousavi stated yes.

Commissioner Anderson asked if all the top hats are about the same size.

Ms. Mousavi stated that she believes they are.

Chairperson Savage stated that it would make the canopy look like it was thrown in there and not part of the surrounding area.

Commissioner Anderson stated that he doesn't think that changing just the canopy is a problem.

Commissioner Sweeney stated that the mass of the new fascia will be startling because it will need to be tall to cover the existing “top hat” roof.

Commissioner Lew asked what the City wants to see as far as design at Four Corners.

Ms. Malloy stated that design style has not been looked at yet, we mainly want to clean up the area.

Commissioner Lew stated that adding the fascia would do a disservice to the community and she would prefer to see the entire station remodeled. Commissioner Lew would be willing to approve the proposal without the canopy change.

Commissioner Kelley asked what is the standard canopy fascia height.

Ms. Mousavi stated that it is 37 ½”.

Commissioner Kelley asked what is the height of the “top hat”.

Ms. Mousavi stated that she doesn’t know. Ms. Mousavi stated that they would be willing to make just 37 ½” of the fascia in yellow and then make the rest of it white to cover the top hat.

Commissioner Kelley asked if there are plans to remodel the station.

Ms. Mousavi stated that there are no plans to remodel this station at this time.

Commissioner Kelley asked if the Commission doesn’t approve changes to the canopy would it force Shell to do an early remodel.

Ms. Lawson stated that there is no chance within the next 10 – 20 years for remodeling any of the Shell stations.

Barry Ferrier, 32212 Allison Way, Union City, CA stated that he passes by this station many times a day. Mr. Ferrier stated that the landscaping is better than some, but the roof is ugly. Mr. Ferrier stated that the tile roof is falling apart and paint is peeling. Mr. Ferrier believes that station originally matched the shopping center. Mr. Ferrier stated that if you took the “top hat” off it would look strange and the fascia would not look right. Mr. Ferrier pointed out the car wash is a problem with water running off the property and damaging pavement. Mr. Ferrier stated that the fascia would make a new reference point but would not fit in with the surrounding area.

Chairperson Savage closed the public hearing.

Commissioner Kelley asked if the Commission denies that portion of the application that allows the fascia on the canopy will it drive the applicant to redesign the station in the next 5 –10 years.

Ms. Malloy stated she could not speculate what Shell or the owners would do. Ms. Malloy thinks they would just do the new signage and painting. Ms. Malloy doesn’t think that denying the fascia will trigger a total remodel.

Commissioner Kelley stated that he thinks it will update the station.

Ms. Malloy stated that she thinks it will look like a pasted-on façade.

Commissioner Kelley stated that he thinks it will provide some modernization for the area.

Commissioner Sweeney stated that she thinks that the rest of the station will still look like it is from the 1960's.

Commissioner Lew stated that this is just one canopy on one corner in a very large shopping area. Commissioner Lew stated that she does not agree with Commissioner Kelley.

Commissioner Sweeney made a motion to approve ASD-05-04, findings 1 – 4 from the previous approval with the modified conditions of approval and adopting a resolution confirming this action.

Commissioner Sweeney reiterated the modified conditions of approval.

- Don't add the fascia or fascia elements.
- Add condition for general cleanup of the site.
- Add a condition to fix the roof.

Commissioner Lew seconded the motion.

Commissioner Kelley stated that he will vote against this because he feels that the Commission is doing a disservice to the surrounding community by not allowing the station to do some modernization.

Commissioner Lew stated that she feels that sometime in the near future the whole area will be redeveloped.

Ms. Mousavi made a suggestion that they could add the same fascia around the other buildings in white.

Commissioner Sweeney motion stands.

AYES	3 (Lew, Savage, Sweeney)
NOES	2 (Anderson, Kelley)
ABSTAIN	0
ABSENT	0

4. SHELL STATION, 2001 DECOTO ROAD – Administrative Site Development Review ASD-19-04, Initiated by Ron DuHamel, on behalf of Shell Oil Products, the applicant is requesting Administrative Site Development Review approval to modify the signage on the existing Shell Station located at 201Decoto Road, identified as Assessor's Parcel Number APN: 486-0099-007-05.

Tina Gallegos, Assistant Planner, presented the staff report.

Commissioner Lew asked on drawing A-2 sheet notes #5 and #8 if those are referring to the same elements.

Commissioner Sweeney stated that she thinks they are the same.

Ms. Gallegos referred the question to the applicant.

Ms. Mousavi stated that on sheet A-1 it shows that three sides of canopy have the lazy "S" wraps around three sides but on the back of the canopy there will just be a flat "ACN" panel on the backside of the canopy.

Chairperson Savage stated that she wants to keep the red tile because it ties it to the rest of the area.

Commissioner Sweeney stated that the tile roofs are in good repair in this area.

Chairperson Savage opened the public hearing.

Chairperson Savage closed the public hearing.

Commissioner Anderson stated that he would support a motion to deny this application.

Commissioner Sweeney asked if the signage is already in place and this is just to change the roof.

Ms. Malloy stated that is correct.

Commissioner Anderson made a motion to deny Administrative Site Development Review ASD-19-04 making specific findings 1 – 3 and adopting a resolution confirming this action.

Commissioner Sweeney seconded the motion.

AYES 4 (Anderson, Lew, Savage, Sweeney)

NOES 1 (Kelley)

ABSTAIN 0

ABSENT 0

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of May 20, 2004.

IX. GOOD OF THE ORDER:

Commissioner Lew asked about the approval for the Pappas property and an amendment was added to make parking unrestricted. Commissioner Lew would like to know what that means.

Ms. Malloy stated that was in reference to if the property was ever subdivided that cars would not be restricted from using adjacent parcels to park.

Commissioner Kelley stated that he will be submitting to the City Council a letter of resignation from the Planning Commission effective at the end of July.

X. ADJOURNMENT: 9:00 pm

APPROVED:

ROSEMARY SAVAGE, CHAIRPERSON

ATTEST:

MARK LEONARD, SECRETARY