

**CITY OF UNION CITY
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
OF AUGUST 7, 2008, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

I. ROLL CALL: Commissioners Gonzales, Lew, Panlilio, Singh, and Chairperson Anderson

STAFF: Joan Malloy (Planning Manager); Avalon Schultz (Associate Planner); Farooq Azim (Principle Civil Engineer); Mike Rodriquez (Assistant City Attorney); Kris Fitzgerald (Administrative Assistant).

II. APPROVAL OF MINUTES: The regular Planning Commission Minutes of July 17, 2008 were approved as submitted.

III. ORAL COMMUNICATIONS: None.

IV. WRITTEN COMMUNICATIONS: None.

V. PUBLIC HEARINGS:

A. CONTINUED HEARINGS:

1. ARROW SIGN COMPANY, 32115 UNION LANDING BLVD. AND 32364 DYER ST., Use Permit UP-03-98a (noticed as UP-05-08); the applicant is requesting approval of a Use Permit to modify the sign program for the Union Landing Shopping Center to allow:

- a. A multi-tenant monument sign on Holly Way near Texas Roadhouse located at 32115 Union Landing Blvd. (APN: 463-0060-042-00); and
- b. A second building sign facing Alvarado-Niles Road for the Union Landing Dental Center tenant space located at 32364 Dyer Street (APN: 463-0060-015-13).

This project is considered categorically exempt under Section 15303, Class 3, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA).

Avalon Schultz, Associate Planner, presented the staff report.

Commissioner Panlilio stated that he has no questions for staff but does have questions for the applicant.

Commissioner Singh referred to the Union Landing Dental sign and asked what size the letters will be.

Ms. Schultz replied that they would be 18 inches high.

Commissioner Singh asked if there will be sufficient space for the letters.

Ms. Schultz replied that they have very long frontage along Alvarado-Niles Road the sign will be consistent with the requirements.

Commissioner Singh asked if it will be a neon sign or will it be the same color.

Ms. Schultz replied that it is proposed to be blue in color to match the existing sign. Ms. Schultz stated that there is not a color requirement for the sign program in Union Landing so the sign could be any color.

Commissioner Lew referred to condition #7 and asked where the letter height limitation would be added.

Ms. Schultz replied that it should be added under the heading of size because the sizes that are currently listed for all the F1 sign type locations are the envelope of where a sign could be located. Ms. Schultz stated they would like to add a line in that section that reads "Individual letters shall be limited to 18 inches in height".

Commissioner Lew asked if that would cover every location in the F-1 sign type.

Ms. Schultz replied that is correct. Ms. Schultz stated that some tenant spaces are really narrow, so they are allowed stacked signs but the individual letter heights would be limited to 18 inches. Ms. Schultz stated that this sign program was developed to take into account the different frontages.

Commissioner Lew asked which side of the building is being referred to for the dental sign because there is already a sign facing Alvarado-Niles Road.

Ms. Schultz replied that the existing sign faces the parking lot and they are seeking a second sign on the eastern side of the building.

Commissioner Gonzales referred to the freestanding monument sign and asked if the three locations given in the staff report are the only locations that the applicant could put a monument sign. Commissioner Gonzales suggested an area at Holly Way and Courthouse Drive.

Ms. Schultz replied that property is not owned by the applicant. Ms. Schultz stated that off-site signage is not allowed. Ms. Schultz stated that one of the problems that the owner is facing is that there are not a lot of locations that make sense that haven't already been developed with signs. Ms. Schultz stated that the three places that are really prominent and have room for signs and correspond with the original sign program have existing signs.

Commissioner Gonzales stated that he did not realize that there were multiple property owners of the center.

Ms. Schultz stated that having a sign inside the center would further point out that this is a mixture of developments.

Chairperson Anderson asked what language will be used to make a motion on the Use Permit.

Ms. Schultz stated that the application was mistakenly given a new number (UP-05-08) when it is actually a modification of the original Use Permit (UP-03-98a). Ms. Schultz replied that what the applicant is seeking is stated in Exhibit A. Ms. Schultz stated that the applicant is seeking to amend the sign program to add a new monument sign and add a new building sign. Ms. Schultz stated that the commission can approve all or a part of the application.

Chairperson Anderson asked for further clarification.

Ms. Schultz stated that if approved in its entirety it would allow a new freestanding sign on Holly Way and a new building sign on Alvarado-Niles Road. Ms. Schultz stated that the project can be conditioned as the Commission determines. Ms. Schultz stated that staff is also recommending further modifications in the conditions of approval to clean-up the sign program.

Mike Rodriguez, Assistant City Attorney, suggested waiting for all the testimony to be taken and then staff can help the Commission craft a motion for the application.

Chairperson Anderson asked how the master sign program document is updated.

Ms. Schultz stated that it is updated when the commission votes to modify the original Use Permit to modify the sign program.

Chairperson Anderson opened the public hearing.

Linda Lucas, representative of Syufy, 150 Pelican Dr., San Rafael, CA, gave additional information to the Commission. Ms. Lucas noted that the center is approximately 270,000 square feet and there are a lot of tenants and congestion. Ms. Lucas stated that because the center is so big it is not clear what tenants are in which section. Ms. Lucas stated that they are trying to give the smaller tenants more identity. Ms. Lucas stated that they wish to focus on the freestanding monument sign as they are in agreement with staff on the new building sign and the amendments to the sign program.

Nicole Salmon, Arrow Sign Company, 1051 46th Ave., Oakland, CA, stated that she has worked with the Union Landing signage for over 10 years. Ms. Salmon noted that the Syufy development was not developed all at one time. Ms. Salmon stated that at the beginning Syufy elected to do three of the possible six sign locations. Ms. Salmon stated that some of the in-line tenants are having trouble with visibility. Ms. Salmon noted that most of the signage actually faces the parking lot rather than the street. Ms. Salmon stated that there are not very many good places for signage. Ms. Salmon stated that they have attempted to resize the sign to fit it into the location that they chose. Ms. Salmon stated that they went back to the site after received comments that there would be safety concerns and looked at additional locations. Ms. Salmon stated that they have provided additional diagrams showing two possible sign locations. Ms. Salmon stated that they have more tenants than they have signage available.

Commissioner Gonzales suggested that the signage should be closer to where the tenants are located.

Ms. Lucas stated that they working within the constraints of the site and there are only a limited number of entries to the site. Ms. Lucas stated that they try to get the signage as close to where the tenant is located as possible.

Ms. Salmon stated that the examples on the signs are only examples and not necessarily the actual tenants that will be on the sign if it is approved.

Chairperson Anderson asked if the master sign document is what allows a sign to exist in the center.

Ms. Salmon replied that the sign program does govern the type of and location of signs in the center.

Chairperson Anderson asked if they were asking for a sign that is not in the current approved sign program.

Ms. Salmon stated that because they didn't build the signs within a year of approval they are expired. Ms. Salmon stated the location at Borders doesn't work and so they chose to move it and make it smaller and are attempting to get this approved.

Chairperson Anderson confirmed that they are looking at a new location for the monument sign because the old location would not work.

Ms. Salmon stated they want to locate the sign either across or down the street from the originally approved location and they would also make it smaller. Ms. Salmon stated that they still want to keep the originally approved location for a sign.

Chairperson Anderson asked for a statement of what they want.

Ms. Salmon stated they want a modification of the sign program to change the location of one of the approved monument signs, shrink it down so it will fit in one of the other location and are asking direction from the Commission on which site to use. Additionally, they want to keep the other sign near Union Landing Boulevard in the sign program as it was originally approved. Ms. Salmon stated that there is a sixth location listed that no longer makes sense and staff would like it deleted and they agree with that. Ms. Salmon stated that staff also wants to clarify the tenant sign sizes because the current criteria is not very clear.

Chairperson Anderson asked if they had proposed the new location to staff before tonight.

Ms. Salmon replied that they had.

Chairperson Anderson asked what was staff's response to the request for a different location.

Ms. Lucas stated that they started out with a request for a sign next to Texas Roadhouse, they listened to comments from the City about safety. Ms. Lucas stated that they then proposed an alternate location, which is just two driveways down from the original location; because people are stopped at the stop sign so there should be less of a safety hazard. Ms. Lucas stated that staff wanted to eliminate all the other possible sign locations and they do not agree with that. Ms. Lucas stated that they would like the alternate location on Holly Way approved. Ms. Lucas stated that if the commission does not want to approve that location then they would like to have a sign near the entrance at In-N-Out Burgers.

Chairperson Anderson asked what staff's response was.

Ms. Schultz replied that a request for a sign near In-N-Out Burgers would need a new application and could not be heard tonight. Ms. Schultz stated that the only action the commission could take tonight would be to remove condition #8 that says the sign program would be updated to correspond to current conditions.

Chairperson Anderson asked if this proposal could be included in tonight's deliberations.

Mr. Rodriguez replied that it could not because it was not part of the application that was noticed for this evening's hearing.

Commissioner Singh referred to B2 and stated that he did not see any businesses near it.

Ms. Lucas stated that is because it is across the parking lot from the businesses.

Commissioner Singh asked if it would make more sense to have the sign close to the businesses.

Ms. Lucas replied that it would in a perfect world but unfortunately there are only a few locations where signs can be placed around the perimeter of the property and it can only be at an entry site to the parking lots.

Commissioner Singh asked where the entrance is for the parking lot where this sign is located.

Joan Malloy, Planning Manager, showed this on the plans.

Commissioner Singh noted that Century Theaters and Jollibee's already have lots of sign exposure and asked why they need more signs.

Ms. Lucas replied that these businesses were used for demonstration purposes only.

Commissioner Singh stated that he doesn't feel that either location for the signs are good for safety reasons.

Commissioner Panlilio asked if staff was able to check on the alternate locations that have been brought up tonight.

Ms. Schultz stated that staff was aware of these alternatives but did not include them in the staff report. Ms. Schultz stated that feedback was provided to Ms. Lucas that this sign location would cause more confusion for drivers at the stop sign and then they would be confronted with information directly in front of them that could cause them to stop longer than necessary and back up traffic.

Commissioner Panlilio stated that there are no businesses near the proposed sign location.

Ms. Lucas pointed out instances where there are no businesses near the existing signs.

Commissioner Panlilio stated that he feels that it is too confusing.

Ms. Lucas stated that she doesn't see a problem with not tying business names to locations.

Ms. Salmon noted that the adjoining parcels have a lot more exposure due to the way they are laid out and this parcel does not.

Barry Ferrier, 32212 Allison Way, Union City, asked where the City's ownership of Holly Way ends.

Ms. Malloy pointed out on the plans.

Mr. Ferrier stated that he likes the monument sign on Dyer Street by Hollywood Video because it is setback, doesn't block the view and is easy to read. Mr. Ferrier also likes the landscaping around it. Mr. Ferrier stated that he feels that the proposed signage would be very confusing. Mr. Ferrier suggested using color coding of the street stripes to help direct patrons to parking and stores. Mr. Ferrier suggested a modification to the street to help accommodate the new sign.

Chairperson Anderson closed the public hearing.

Chairperson Anderson asked for the Commission's consensus on the new dental sign.

No Commissioner objected.

Chairperson Anderson asked for the Commission's thoughts on the freestanding sign.

Commissioner Lew asked for clarification on the locations.

Chairperson Anderson asked which locations are included in the application.

Ms. Schultz replied that the location near the stop sign on Holly Way is close enough to the original proposal that it could be acted on tonight.

Mr. Ferrier stated that the intersection with the stop sign is extremely dangerous and there should not be a freestanding sign there.

Ms. Salmon asked for feedback for alternatives to the signs proposed tonight.

Mr. Rodriguez stated that although the feedback is a great idea it should not be done at this meeting, it should be done as an agenda item at another meeting or as a workshop.

Ms. Lucas asked how to schedule a workshop.

Ms. Schultz stated that staff has been working on this for a long time and it does not appear that there are any remaining good locations for freestanding signs in the center based on the way the center has developed over the years. Ms. Schultz stated that if the Planning Commission wants to further discuss this issue then staff will agenda it; otherwise staff has met with the applicant several times and this was their best application.

Chairperson Anderson wanted to see further discussion of the issue.

Ms. Schultz stated that the new reader board that has been added to the pylon sign will provide unique opportunities for small tenants to get more exposure and the City's blue signs have also provided more signage.

Commissioner Singh asked if a sign could be placed on Alvarado-Niles Road.

Ms. Schultz suggested changes to their existing pylon signs on Alvarado-Niles Road.

Ms. Lucas stated that she feels that there is some competition between the City with its new reader board and Syufy. Ms. Lucas stated that they are open to other solutions.

Ms. Malloy stated that the original signs were laid out with a development plan that the developer did not follow through with and modified over the years. Ms. Malloy stated that the locations of the signs that were previously identified have not been designed to accommodate the pylon or monument signs. Ms. Malloy stated that the other areas have been landscaped and the signs have been located with that in mind. Ms. Malloy stated that the three locations identified this evening haven't been considered for monument signs. Ms. Malloy stated that at power centers you don't frequently see multi tenant signs. Ms. Malloy stated that power centers are known by their names such as "Union Landing" and "McCarthy Ranch".

Ms. Schultz asked for clarification from the commission on condition #8 which staff is recommending.

Chairperson Anderson stated that the commission did not have an issue with keeping condition #8.

Commissioner Lew asked if the other portions of Union Landing have sign programs.

Ms. Malloy replied that the former Linen's n Things center has a sign program but most of the other signage has not been handled through monumentation and instead they just have building signs. Ms. Malloy stated that there are a few very small monument signs on Courthouse Drive but this is the only center with a master sign program that provides for multi-tenant signs that exceed our current sign standards.

Commissioner Lew asked why this is the only center with a sign program.

Ms. Malloy replied that through the Use Permit process you can request to have signs that exceed the standards of the sign program. As the first tenants, a sign program was part of their proposed development package. Ms. Malloy stated that most of the other tenants have requested only building signs.

Commissioner Lew made a motion to approve Use Permit UP-03-98a, to allow amendment #2 of Exhibit A, making findings 1 - 4, with the conditions of approval included and adopt a resolution confirming this action.

Commissioner Panlilio seconded.

AYES	5 (Anderson, Gonzales, Lew, Panlilio, Singh)
NOES	0
ABSTAIN	0
ABSENT	0

B. NEW HEARINGS:

- 1. DUCKETT-WILSON DEVELOPMENT COMPANY, ALVARADO BLVD/DYER ST, Site Development Review SD-02-08 and Variance V-03-08** – the applicant is requesting approval to construct a 2,500 square foot building within the existing parking lot of the Alvarado Plaza shopping center (APN: 463-0040-035-00) adjacent to Alvarado Boulevard and a Variance approval to reduce the required parking demand from 451 to 416 parking spaces to accommodate the building. The proposed building will be leased to the City of Union City for a Police sub-station. This project is considered categorically exempt per Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act.

Joan Malloy, Planning Manager, presented the staff report.

Commissioner Gonzales asked if new landscaping is being required with this application.

Ms. Malloy replied that the site went through a Site Development Review about two years ago and the landscaping is fairly young. Ms. Malloy stated that there will be additional planters around the Police substation and perhaps some infill landscaping.

Commissioner Gonzales suggested adding additional landscaping.

Commissioner Lew noted that condition #12 covers the landscaping.

Commissioner Lew referred to condition #5 and asked if the tile should be deleted.

Ms. Malloy agreed that tile should be deleted.

Commissioner Lew referred to condition #13 and noted that the word “required” is in there twice. Commissioner Lew suggested deleting the first “required”.

Commissioner Lew referred to condition #14 and what will be used in place of the removed tile.

Ms. Malloy replied that staff would suggest stucco of a contrasting color. Ms. Malloy stated that staff would not recommend stone as there are stone columns already. Ms. Malloy also suggested scoring or thickening the base with stucco to give it more dimension.

Commissioner Lew stated her concerns that there is no direction in condition #14 as to what to do in place of the tile.

Commissioner Lew stated that she would prefer that it be architecturally enhanced or at least painted a different color to the satisfaction of the Economic and Community Development department.

Commissioner Singh stated that he is excited to see this project underway and thanked Chief Greg Stewart for his hard work in negotiating with the owners of the property. Commissioner Singh stated that this will be great for the area and help reduce crime in the area.

Commissioner Panlilio asked where will be bicycle and motorcycle parking.

Ms. Malloy replied that bicycle parking will be provided but there are not standards for motorcycle parking in shopping centers.

Commissioner Panlilio asked if there will be any motorcycles using the substation.

Ms. Malloy replied that there will be two reserved stalls for police vehicles and the motorcycles can use one of those spots.

Chairperson Anderson noted that parking demand is calculated based on the square footage of the shopping center and once the building is built you can never need more than 13 stalls because the size of the building is fixed regardless of the type of business occupying the building.

Ms. Malloy replied that the building is being built specifically as a police substation which will typically have very low demand for parking and that it will be a long term lease to the Police.

Chairperson Anderson asked what is the length of the lease.

Ms. Malloy replied that it is well over 10 years.

Chairperson Anderson stated that based on the size of the building it would never need more than 13 parking spaces.

Ms. Malloy stated that they are seeking a Variance from the parking standard because without the Variance the police substation could not move ahead.

Chairperson Anderson asked when the lease expires and a retail use takes over the space what will they do about the parking if they require more.

Ms. Malloy replied that some time in the future it is conceivable that the parcel could revert to retail but that is well down the road. Ms. Malloy stated that the Variance would allow the site to have a slightly reduced parking standard. Ms. Malloy stated that with over 400 spaces for the center it should be well served.

Chairperson Anderson asked if the Variance is tied to the building or the use.

Ms. Malloy replied that the Variance runs with the land.

Chairperson Anderson opened the public hearing.

Barry Ferrier, 32212 Allison Way, Union City, CA, stated that some times that parking lot is packed and the reason is that people that leave their cars their overnight while they go on bus tours. Mr. Ferrier stated that having the substation there may correct that problem and definitely some of the crime problems. Mr. Ferrier stated his support for the project.

Patrick Conway, Duckett-Wilson, 11550 Santa Monica, CA, stated that he has worked with the City on several issues regarding the center. Mr. Conway stated that they are excited to have the substation there.

Chairperson Anderson closed the public hearing.

Commissioner Lew stated her concerns about the Variance and that this one is just like all the others that are requesting parking variances and the last one was at Union Landing, for the area around Anderson Bakery, and the Commission denied the Variance because they could not make the findings.

Commissioner Lew stated her concerns that are the City's parking requirements are such that every infill and every new addition to an existing property is going to require a Variance simply because of the City's parking standards. Commissioner Lew asked if the City's parking standards are out of date and is this the reason for all of the Variances that have come forward. Commissioner Lew asked if the Commission can make the finding that this does not constitute the granting of a special privilege.

Chairperson Anderson stated that he thinks the Commission can because what staff did was to cite an exceptional condition and the exceptional condition is the crime in the area and that the building will be used as a police substation. Chairperson Anderson stated that the fact that there is a long term lease to the Police department makes the Variance more acceptable. Chairperson Anderson stated that the area needs a police substation because of the problems in the area.

Commissioner Singh stated that there is a lot of crime in that area.

Commissioner Lew stated that she is afraid to stop at that center.

Commissioner Panlilio noted that there is a problem with people parking at the center when they go to catch a bus to Lake Tahoe or Reno but he feels there are enough spaces in the center. Commissioner Panlilio stated that he supports the Variance.

Commissioner Gonzales stated that he shops at the center frequently and that he has noticed that there are a lot of empty parking spaces. Commissioner Gonzales stated that his wife called Lucky Tours and apparently not doing the tours anymore.

Commissioner Panlilio stated that it was another company.

Ms. Malloy stated that the General Plan identifies public facilities for this area and it has been a long time coming and it is consistent with the General Plan and very important to the health and welfare of the area.

Commissioner Lew asked if the substation located at Contempo would be closed and relocated to this new substation.

Ms. Malloy replied that is correct.

Ms. Malloy read back the changes to the conditions of approval:

- Remove the duplicative “required” from condition #13.
- Change condition #5 to remove the reference to tile.
- Change condition #14 to require an architecturally enhanced base in lieu of the tile.

Commissioner Panlilio made a motion to approval Site Development Review SD-02-08 and Variance V-03-08, making findings 1 - 13, with the modified conditions of approval and adopt a resolution confirming this action.

Commissioner Lew seconded.

AYES	5 (Anderson, Gonzales, Lew, Panlilio, Singh)
NOES	0
ABSTAIN	0
ABSENT	0

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

- 1. MARIA DE LOURDES, 33324 5TH STREET, Administrative Site Development Review ASD-09-08; the applicant is requesting approval to rebuild an existing home located at 33324 5th Street (APN: 486-0015-111-00) in Union City. This project is considered categorically exempt per Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act.**

Avalon Schultz, Associate Planner, presented the staff report.

Commissioner Singh asked if there is still a possibility for an applicant to get an exemption from the City Council for the undergrounding of utilities.

Ms. Schultz replied that it only applies to the undergrounding of the poles and not the laterals.

Ms. Schultz stated that there are two additional Public Works conditions that were inadvertently left out of the report. Ms. Schultz stated that the standard conditions for grading and encroachment permits

should be included under the Public Works section. Ms. Schultz asked that they be included in the motion when the Commission votes.

Commissioner Singh noted that undergrounding utilities is very expensive.

Ms. Schultz replied that staff notifies the applicant if their project is going to require this condition.

Commissioner Lew referred to condition #30 and asked if the applicant is going to be required to underground the wire all the way from the pole to their property.

Ms. Schultz replied that even though the pole is not close by, the applicant is still going to have to pay to have the wire go down the pole, under the street, under the sidewalk and underground to their new utility meter.

Commissioner Lew asked will it go under the street.

Ms. Schultz stated that they will have to get an encroachment permit from the City and dig a trench across the street.

Commissioner Lew asked what if it does not get done on time.

Ms. Schultz stated that there may be a way to work with Public Works on getting an estimate from PG & E for the complete cost of the work and then putting a deposit on the value of that work. Ms. Schultz stated that they have found in the past that applicants have been able to comply with this requirement. Ms. Schultz stated that this is one instance where the pole is not directly in front of the applicant's property. Ms. Schultz stated that this was the City Council's decision to cover all substantial remodels, 2nd story additions and new homes in the Decoto Area.

Commissioner Lew asked if they are dependent on the utility company to get the work done.

Ms. Schultz stated that is correct and has been taken into consideration.

Commissioner Gonzales asked what material is going to be used in the rear yard.

Ms. Schultz replied the code does not require specific landscape materials in backyards.

Commissioner Gonzales asked if drainage of water from the property was considered.

Farooq Azim, Principle Civil Engineer, stated that the scope of this project would not cover it. Mr. Azim stated that they are aware of the problem with drainage in the Decoto district. Mr. Azim stated that this project would not have any impact or alleviate the problem in any way.

Chairperson Anderson opened the hearing.

Arturo Del Rio, 5150 Vernal Avenue, Fremont, CA, stated that he was here to represent the owners of the property. Mr. Del Rio thanked Ms. Schultz for all her hard work on the project. Mr. Del Rio stated that he was totally shocked when he learned about the undergrounding requirements. Mr. Del Rio stated that he did an estimate of the cost and it would be about \$35,000.00 to do the undergrounding. Mr. Del Rio stated that he thought it was very unfair to the people that want to build the new house. Mr. Del Rio stated that if the pole was on their side of the street it wouldn't be as much and it is unfair to those people

who live on the other side of the street. Mr. Del Rio stated that the other conditions are acceptable. Mr. Del Rio thanked the Commission for their comments on the undergrounding issue.

Chairperson Anderson closed the hearing.

Ms. Schultz read back the changes to the conditions of approval:

- Add the standard condition regarding encroachment permits
- Add the standard condition regarding grading permits.

Commissioner Lew made a motion to approve Administrative Site Development Review ASD-09-08, making findings 1 - 4, with modified conditions of approval and adopt a resolution confirming this action.

Commissioner Singh seconded.

AYES	5 (Anderson, Gonzales, Lew, Panlilio, Singh)
NOES	0
ABSTAIN	0
ABSENT	0

VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS: None.

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting for August 21, 2008.

The Planning Commission meeting of August 21, 2008 was canceled due to lack of items.

IX. GOOD OF THE ORDER:

Commissioner Panlilio stated that there is still a problem where Novato Street becomes Navarro Street. Commissioner Panlilio stated that driver's sometime drift across into the incoming traffic lane while driving around the curve. Commissioner Panlilio stated that there may also be the same problem on Orick Drive. Commissioner Panlilio suggested adding striping or some sort of lane divider to alert drivers.

Commissioner Panlilio asked if a small playground or swingset could be added to Seabreeze Park for the local residents. Commissioner Panlilio stated that it would be good for the younger children in the area.

X. ADJOURNMENT:


TIKISA ANDERSON, CHAIRPERSON

ATTEST:


MARK LEONARD, SECRETARY