

**TOWN OF MORAGA
PLANNING COMMISSION MEETING**

Moraga Library
1500 St. Mary's Road
Moraga, CA 94556

August 18, 2014

7:00 P.M.

MINUTES

1. CALL TO ORDER

Chair Kuckuk called the Regular Meeting of the Planning Commission to order at 7:00 P.M.

ROLL CALL

Present: Commissioners Comprelli, Levenfeld, Marnane, Onoda, Woehleke, Chair Kuckuk

Absent: None

Staff: Senior Planner, Ellen Clark
Associate Planner, Ella Samonsky
Associate Planner, Brian Horn
Housing Element Consultant, Larry Mintier, Mintier Harnish

B. Conflict of Interest

There was no reported conflict of interest.

C. Contact with Applicant(s)

There was no reported contact with applicant(s).

2. PUBLIC COMMENTS

There were no comments from the public.

3. ADOPTION OF CONSENT AGENDA

A. July 21, 2014 Minutes

On motion by Commissioner , seconded by Commissioner to move the Consent Agenda to Routine and Other Matters as Item C. The motion carried by the following vote:

Ayes: Comprelli, Levenfeld, Marnane, Onoda, Woehleke, Kuckuk
Noes: None
Abstain: None
Absent: None

4. ADOPTION OF MEETING AGENDA

On motion by Commissioner , seconded by Commissioner to adopt the meeting agenda, as modified. The motion carried by the following vote:

Ayes: Comprelli, Levenfeld, Marnane, Onoda, Woehleke, Kuckuk
Noes: None
Abstain: None
Absent: None

5. PUBLIC HEARING

There were no public hearings.

6. ROUTINE AND OTHER MATTERS

A. Public Meeting: Consider Recommending the Town Council to Authorize Submittal of the Draft 2015-2023 Housing Element to the State Department of Housing and Community Development (HCD) for Review and Comments

Larry Mintier, Principal, Mintier Harnish, presented an overview of the Draft 2015-2023 Housing Element dated August 2014, to be presented to the State Department of Housing and Community Development (HCD). He sought feedback from the Planning Commission and a recommendation to the Town Council to authorize Town staff to submit the Draft Housing Element to the HCD for its required 60-day review. He explained that the Draft Housing Element would be presented to the Town Council during its regularly scheduled meeting on September 10, 2014.

Responding to the Commission, Mr. Mintier explained that he had been involved in writing Housing Elements since 1985; had followed all changes in State law over the years; acknowledged more stringent monitoring of various sections of Housing Element law; stated that the HCD had become more rigorous in calling for annual reports pursuant to State law; and noted that there were carryover provisions in the event a jurisdiction did not carry out rezoning based on a previous Housing Element. Recognizing a Planning Commissioner's concern the State may require cities and counties to build the units identified in a Housing Element, in his opinion that would not occur given the lack of State resources and the loss of redevelopment. He commented that this round of Housing Element updates reflected the State's understanding of local governments limitations, in that the State had implemented a streamlined review process and the review cycle had been extended from five to eight years.

Mr. Mintier addressed the income levels and affordability statistics in the Housing Element and explained that many had paid more of their income for housing than the numbers had assumed. The affordability guideline is 30 percent of income for housing; he acknowledged that for decades people had been spending more than 30 percent of their income for housing. He also recognized there had been economic changes over the years but suggested the numbers made sense based on the significant research behind the 30 percent affordability measure. He was confident that the Town would receive approval from the HCD for the Draft 2015-2023 Housing Element. He added, when asked, that any new acronyms in the Housing Element could be included in the General Plan definitions.

PUBLIC COMMENTS OPENED

Barbara Simpson, Moraga, spoke to her personal experience at the time she had graduated from college when she could not have afforded to live in the Town of Moraga. She questioned the State requirement that a jurisdiction be required to accommodate everyone, suggested the State could enforce building affordable units now, and did not trust the government on that level.

PUBLIC COMMENTS CLOSED

Chair Kuckuk pointed out that the parcels of land identified in the Housing Element for housing were privately owned which would make it difficult for the State to require their development. She recognized that the definition of affordability was based on income and must be defined in some term statewide, although she questioned some of the statements related to affordability within the Housing Element, particularly the definition of Low Income.

Commissioner Comprelli expressed concern that the Housing Element suggested the Town had not been doing its fair share in the past in terms of providing affordable housing. As a 40-plus year resident of Moraga, he pointed out that the Town was an established community with little vacant land. He questioned the purpose of the exercise, referenced the significant parcels that could be developed in the future and the only way Moraga could meet the requirements was through undeveloped parcels, and expressed concern that any development of those parcels would have to be guided by the Housing Element.

Mr. Mintier reiterated that no property owner would be compelled by the Housing Element to build any housing. In the Moraga General Plan and Zoning Ordinance, the Town had to set the table for the development of affordable housing although no one was required to deliver a single unit of affordable housing. He explained that every jurisdiction in the State of California must abide by its General Plan and Zoning Ordinance, and for each piece of property there was a set of guidelines for density, setbacks, and development standards. The Housing Element requirements reflect the State's interest to have communities create the opportunity for the development of higher density housing, which in the State's framework can facilitate the development of affordable housing.

Mr. Mintier added that the intent of the Housing Element was not to make up for the past but to look to the future, with capacity to accommodate new development including opportunities for higher density development. He noted that many workers who provide essential services to the community and who may not have high incomes, may be not be able to live in Moraga. He emphasized that there was nothing to compel someone to build affordable housing.

The Planning Commission walked through the Draft 2015-2023 Housing Element page-by-page and offered the following comments and/or direction to staff:

Policy H1.5, Density Range, Page 5-9:

Commissioner Woehleke expressed concern with such a policy statement that would be applied Town-wide for a semi-rural community, and which he suggested showed a bias that should not be included in the document, recognizing that within the Moraga Center Specific Plan Area (MCSP), the Town would allow densities to meet the affordability criteria. He did not want to send that message to the HCD. Staff clarified that the density ranges are established by the zoning, indicating the community's endorsement of particular maximum densities in specific areas.

Commissioner Onoda agreed that the policy should not be included, had not been included in the Housing Element in the past, and did not reflect the goals of the General Plan and the community.

Commissioner Levenfeld, agreed that the policy was out of character with the Town and that the current zoning and range of density had been set for a reason.

Chair Kuckuk agreed that the policy was out of place.

Commissioners Comprelli and Marnane agreed and supported the elimination of Policy H1.5.

By consensus, the Planning Commission directed the elimination of **Policy H1.5 Density Range**.

Policy H4.1, Improve the Development Process, Page 5-16:

Senior Planner Ellen Clark clarified that the policy would be consistent with recent changes in State law which allowed local governments to process, in a more streamlined way, infill projects; the Town was reviewing the Zoning Ordinance to reduce the duplication of processes more generally, where appropriate.

Mr. Mintier also clarified the intent that Housing Element policies carry out the implementation programs as reflected on Pages 5-16, with a trade-off between discretionary review and more detailed standards.

Policy IP-H15, Maintain Adequate Staffing, Page 5-17:

Ms. Clark clarified the intent for the Housing Element to consider constraints of housing in general, affordable housing in particular, and time to process applications. The policy was intended to make an affirmative statement that the Town would pursue its best efforts to process applications in a timely manner.

Policy H5.10, Extremely Low-Income Housing Needs, Page 5-18:

Chair Kuckuk questioned how the Town would promote the production of Extremely Low-Income housing, and staff explained that would be to support someone desiring to build that type of housing, and not place obstacles that were not within the intent of the Housing Element.

Commissioner Woehleke expressed concern that many of the statements in the Housing Element were not to satisfy the wants of the General Plan but the needs of the State, with much of the language in the Housing Element very oblique, such as the use of the terms “support,” “guide,” and “encourage.”

Mr. Mintier explained that the Housing Element’s goals, policies, and programs were as in the rest of the General Plan, with equal weight, equally enforceable through consistency findings, and with different ways to implement the policies in the General Plan.

Ms. Clark also explained that some communities more actively promoted Extremely Low-Income housing through for example, ministerial review, and an inclusionary housing program. She noted that such an approach was not being taken in Moraga and instead could be supported by _____ such as (the Town of Moraga currently did not have), partnership programs through housing non-profits through the State and federal governments.

Chair Kuckuk questioned whether the use of the terms “promote” and “production” were appropriate.

Commissioner Woehleke suggested the policy be eliminated.

Commissioner Comprelli suggested the term “promote” be changed to “consider.”

In response to a recommendation to eliminate the text relating to implementation programs and only include the policies and goals which would result in a smaller document, Ms. Clark emphasized that the implementation programs were required by the HCD to be included in the Housing Element, and the HCD would look critically at their absence.

After a lengthy discussion, the consensus of the Planning Commission was to direct staff to revise **Policy H5.10 Extremely Low-Income Housing Needs** to read: *The Town supports and shall consider the siting, production, rehabilitation,*

and preservation of housing for extremely low-income households, including non-traditional housing types.

III. Summary of Findings, Page 5-24:

Commissioner Woehleke commented on the lack of identified traffic characteristics in this section, particularly for traffic in and out of Moraga, and recommended that a finding be included to address that issue as a constraint to future housing development.

Commissioner Levenfeld agreed that traffic characteristics should be included in the Summary of Findings.

Mr. Mintier noted that **VII. Housing Constraints**, Page 5-75 would address some of the concerns. Staff agreed that additional language could be added to this section to note ___ traffic as a constraint.

Chair Kuckuk allowed for public comment on the discussion.

Ms. Simpson stated that as a member of the Climate Action Committee (CAC), the issue of housing density had been discussed and would require an increase in pedestrian and bicycle pathways and a reduction in traffic.

Commissioner Levenfeld requested that cumulative traffic impacts be identified prior to the presentation of future housing development in Moraga.

Commissioner Onoda requested a future presentation on the overall cumulative traffic impacts expected in the Town, not necessarily attached to a potential housing project.

Table 5-10 Composition of the Housing Stock, Page 5-35:

Mr. Mintier described the housing stock units as identified in the table and presented information regarding the Regional Housing Needs Allocation and sites assessment noting that there are 229 fair share units, a surplus 282 and a carryover of 43.

IV. Existing Housing Need, Page 5-27; and F. Special Needs Groups, Page 5-55, Farmworker Housing:

Ms. Clark clarified that there were no Section 8 projects in the Town of Moraga.

Figure 5-4, MCSP Illustrative Land Use and Circulation Plan, Town of Moraga 2009, Page 5-67:

Ms. Clark clarified that the Town did not have the map from the MSCP in Geographic Information Systems (GIS) format, and when the map was created

for the Housing Element the lines shown in the MCSP had been approximated. She added that the land use boundaries in the MCSP were not parcel specific and did not follow the parcel lines, although the Housing Element inventory must follow the parcel lines. The Consultant noted that the Housing Element mapping would not change what had been approved in the MCSP.

VI. Opportunities for Energy Conservation, Page 5-71; Climate Action Plan, Page 5-73:

In response to concerns raised by Commissioner Marnane who asked that every reference to the Climate Action Plan (CAP) be excluded from the Housing Element, Mr. Mintier and staff explained that the CAP was a separate and completely different document, not reviewed by a State agency as was the Housing Element. He further noted the background for the CAP had been referenced in the Housing Element pursuant to the requirements of the Government Code related to energy conservation. A possibility was to modify the section to reflect that the Town of Moraga's CAP was in draft form, had not yet been adopted, but had been included in the Housing Element to reflect the Town's efforts for energy conservation.

VII. Housing Constraints, A. Potential Non-Governmental Housing Constraints, Page 5-75:

The Planning Commission asked that traffic constraints be included in this section.

Commissioner Woehleke asked that the section also include a notation that transportation was a potential constraint to future housing.

Commissioner Levenfeld recommended that the language from the MCSP Environmental Impact Report (EIR) traffic section be included in this section.

Table A-2 Transitional Housing, Town of Moraga, 2013, Page 5-108:

The Planning Commission identified a typographical error and asked that the reference to County of Moraga be revised to read "*Town of Moraga.*"

Commissioner Woehleke noted that the Housing Element had referred to the Rheem Specific Plan in a couple of notations, as either existing or future, and Ms. Clark clarified that it was an existing General Plan designation for that area and there was no Specific Plan in place as yet.

Ms. Clark also clarified that the reference to 150 units for the Indian Valley property had come from the number included in the 2002 General Plan EIR as a projection for the Indian Valley.

Ms. Clark summarized the consensus of the Planning Commission to:

- Eliminate **Policy H1.5 Density Range**;
- Revise **Policy H5.10 Extremely Low-Income Housing Needs** to read: *The Town supports and shall consider the siting, production, rehabilitation, and preservation of housing for extremely low-income households, including non-traditional housing types*;
- Revise **VII. Housing Constraints, A. Potential Non-Governmental Housing Constraints**, Page 5-75, to include a notation that transportation was a potential constraint to future housing and that language from the MCSP EIR traffic section be included this section;
- Revise **Table A-2 Transitional Housing, Town of Moraga, 2013**, Page 5-108, and correct the reference to County of Moraga to read “*Town of Moraga*,” and
- Any new acronyms in the Housing Element to be included in the General Plan.

On motion by Commissioner Levenfeld, seconded by Commissioner Marnane to recommend that the Town Council Authorize Submittal of the Draft 2015-2023 Housing Element to the State Department of Housing and Community Development (HCD) for review and comments subject to the modifications, as summarized by staff. The motion carried by the following vote:

Ayes:	Comprelli, Levenfeld, Marnane, Onoda, Woehleke, Kuckuk
Noes:	None
Abstain:	None
Absent:	None

Ms. Clark reported that the Housing Element Consultant would make redline changes to the Draft 2015-2023 Draft Housing Element to be presented to the Town Council, with the Town Council to be advised of the Planning Commission’s deliberations, with the Chair of the Planning Commission to be in attendance at the time of presentation.

B. Public Meeting: Consider Recommending the Town Council to Authorize Submittal of the Draft Climate Action Plan to Bay Area Air Quality Management District for Review and Comment

Associate Planner Ella Samonsky presented the staff report dated August 18, 2014 for the Draft Climate Action Plan (CAP), to be submitted to the Bay Area Air Quality Management District (BAAQMD) for review and comment. She asked that the Planning Commission provide input and recommend Town Council submittal of the CAP to the BAAQMD for its preliminary review and comment. She explained that the document would be revised subject to direction from the Planning Commission, Town Council, and

the BAAQMD, and would also be subject to California Environmental Quality Act (CEQA) review.

Responding to the Commission, Ms. Samonsky explained that the CAP would be submitted to the BAAQMD and not the other associated agencies/boards given that the BAAQMD has set the regional guidelines and standards for Greenhouse Gas (GHGs) reductions. While some of the goals overlapped with waste reduction and water conservation, the use of the document would be for compliance with the BAAQMD CEQA Guidelines and reduction in GHGs.

Chair Kuckuk and Commission Marnane encouraged the Town Council to take a look at the other boards/review agencies that should also be sent a copy of the Moraga CAP.

Planning Commissioners also expressed concern making a commitment on the CAP absent the required funding for the CAP.

Commissioner Woehleke stated he had not had the opportunity to review the Draft CAP staff report and CAP until late this afternoon.

Commissioner Onoda reported that she had not seen the Draft CAP until the start of the meeting.

Ms. Samonsky advised of a clerical error that had delayed the distribution of the Draft CAP report until late this morning. She clarified that the CAP strategies outlined in the staff report had been accepted by the Town Council as presented by the CAP Task Force leading to the development of the CAP, and explained that when the Town Council had decided to develop the CAP Task Force one of the goals had been to develop a CAP that could be used for streamlining development for review since it would avoid an additional CEQA requirement. At the time of the acceptance of the recommendation of the CAP Task Force, the Town Council had authorized a contract with Environmental Consultants Quantum Energy Services & Technologies, (QuEST) which had completed the quantification of the strategies. After receiving comments from the BAAQMD, should the Town Council decide to proceed with environmental evaluation, the Town Council would have to authorize funds for that effort.

PUBLIC COMMENTS OPENED

Ms. Simpson, a member of the CAP Task Force, stated she had not seen any of the documentation that had been submitted to the Planning Commission until this time. She acknowledged the CAP Task Force had made a presentation to the Town Council, there had been some discussion on the costs but not specifics, and concerns had been raised by some Task Force members with PG&E's self-interest, and with AB32 itself. She wanted the opportunity to review the information in a timely manner prior to any discussion and asked that the Planning Commission defer any action at this time. She also took the opportunity to read into the record information from two 2012 studies that had predicted economic devastation in the State as a result of AB32, and provided a copy of the information to the Chair.

Ms. Samonsky detailed the background of the CAP Task Force leading to the recommended strategies as outlined in the staff report, including the work of QuEST. She explained that the Town Council may choose not to certify the CAP for streamlining and may decide to accept the CAP as an advising document.

Commissioner Marnane offered a motion to defer discussion on the CAP until sometime in the future allowing ample opportunity for review. (Although it was not formally recognized, the motion failed due to the lack of a second.)

Chair Kuckuk recognized that the CAP involved a great deal of work although the staff report included no information on an estimate of cost. She expressed concern with the expected hours and cost to implement and measure success of the strategies, which was something she would take into consideration upon her review.

Commissioner Onoda recommended that the CAP be referred back to the CAP Task Force for additional input.

Ms. Simpson advised that the CAP Task Force had been dissolved by the Town Council after its work and conclusions had been submitted to the Town Council.

Chair Kuckuk agreed that the CAP should be reviewed by the CAP Task Force before it could be reviewed by an acting body. She expressed concern the dissolution of the CAP Task Force had been premature. She would have liked to have seen the review of the consultant's work by the CAP Task Force prior to consideration by the Planning Commission.

Ms. Simpson commented that the CAP Task Force had a good turnout of members but was uncertain that all members would be able to reconvene.

Ms. Clark stated that staff could review the legality of reconvening the CAP Task Force to review the CAP.

Chair Kuckuk acknowledged a recommendation for CAP Task Force members to be encouraged to attend a meeting of the Planning Commission when the CAP was next considered.

Commissioner Woehleke asked staff for a cost benefit analysis on what actions would be implemented as part of the CAP.

Ms. Clark commented that she was not sure an EIR would be required for the CAP since the strategies were low impact and geared towards environmental benefit, although an Initial Study/Negative Declaration (ND) may be required. A cost benefit analysis would likely require more consultant assistance.

Ms. Samonsky commented that after the BAAQMD review of the CAP staff and the Town would have a more accurate idea of what work would be required for certification

and the Council may direct staff to conduct the environmental review and work towards certification, which would require authorization of additional funds for environmental review.

The Town Council may accept but not adopt the CAP. If so, the CAP could not be used to streamline environmental review or be used for any other compliance purposes.

Ms. Clark reiterated that the action being asked of the Planning Commission was to recommend Town Council authorization for the submittal of the Draft CAP to the BAAQMD for review, although if the Commission had reservations on certification or items that should be added before the Town Council decided to adopt or not adopt the CAP, now was the time to provide that feedback.

Chair Kuckuk understood the consensus of the Planning Commission at this time was to continue the item.

Ms. Simpson commented, when asked by Commissioner Levenfeld that she recalled that the CAP Task Force had discussed school bus programs and other topics. As the former Chair of the Traffic Safety Advisory Committee (TSAC), that issue had also been discussed at that level. She recommended that the CAP be forwarded to the Town Council but not yet to the BAAQMD and that the CAP be considered at the Planning Commission level after Town Council feedback with participation from CAP Task Force members.

Ms. Samonsky referenced General Plan Policy LUT.3, which overall strategy would reduce car trips to schools by 10 percent or better, and that the school bus program was one of the elements of that strategy and that specific mentions of the school bus program could be added.

Commissioner Woehleke requested that staff provide information on the expected outcomes of their decision in the event the Planning Commission recommended Town Council consideration of the CAP and prior to consideration by the BAAQMD.

Chair Kuckuk agreed that more information was needed and she questioned whether or not the CAP should be considered by the Planning Commission at this stage or another process.

Ms. Samonsky explained that the CAP had been submitted to the Planning Commission first since it would benefit staff to have feedback from the Planning Commission, which had experience with long-term plans and development review. The CAP Task Force had recommended strategies it suggested would be feasible and appropriate for Moraga, with staff desirous for feedback from the Planning Commission as to whether the strategies could be implemented, and whether the Town should obtain feedback from the BAAQMD.

Commissioner Woehleke asked that prior to the next meeting of the Planning Commission staff clarify the factors it would like the Planning Commission to consider in evaluating its recommendation to the Town Council.

Ms. Clark commented that another option could be for the Planning Commission to forward the CAP to the Town Council absent a recommendation, with a request for more information from the Town Council.

Chair Kuckuk understood there was not enough information to make such a recommendation.

Commissioner Onoda asked that the CAP Task Force charter and the Town Council direction be provided prior to the return of the item to the Commission for review.

Ms. Samonsky stated that she could provide copies of the CAP Task Force Charter for Planning Commission review when the items returned for consideration.

On motion by Commissioner Marnane, seconded by Commissioner Woehleke to continue a recommendation to the Town Council to Authorize the Submittal of the Draft Climate Action Plan to the Bay Area Air Quality Management District for Review and Comment, to a date certain of September 17, 2014. *(Although the motion stated a date certain of September 17, staff reported at the end of the meeting that the regular meeting of Monday, September 15 had been changed to a special meeting on Thursday, September 18, 2014. The motion was not formally modified to reflect that change.)*. The motion carried by the following vote:

Ayes:	Comprelli, Levenfeld, Marnane, Onoda, Woehleke, Kuckuk
Noes:	None
Abstain:	None
Absent:	None

C. July 21, 2014 Minutes

Chair Kuckuk provided redline strikeout revisions to Pages 3, 9, 10, and 15 of the July 21, 2014 meeting minutes to staff and the Planning Commission. She asked that the revisions be incorporated into the July 21, 2014 meeting minutes.

Commissioner Onoda requested an amendment to the first sentence of the first paragraph on Page 8, to read:

Commissioner Onoda suggested that any development in the scenic corridor should include a visual simulation and the use of story poles.

Commissioner Onoda also asked for a revision to the third paragraph of Page 17 to include comments she had made regarding a conversation she had with the Superintendent of the Moraga School District (MSD), who was in the process of preparing an inventory of the MSD's capacity, with information to be available in the fall or winter.

Commissioner Marnane noted that the minutes had reflected several occasions when he had left the dais, which he clarified had been due to a physical condition. He stated for the record that he had been able to pick up on the discussion, commit, and participate in a knowledgeable way throughout, with staff suggesting that only one statement reflecting his stepping away from the dais needed to be shown in the July 21, 2014 meeting minutes.

On motion by Commissioner Onoda, seconded by Commissioner Levenfeld to approve the minutes of the July 21, 2014 meeting, as amended. The motion carried by the following vote:

Ayes:	Comprelli, Levenfeld, Marnane, Onoda, Kuckuk
Noes:	None
Abstain:	Woehleke
Absent:	None

7. REPORTS

A. Planning Commission

Commissioner Woehleke reported that he planned to attend the Town Council meeting scheduled for September 10, 2014, and may testify as a private citizen on the Via Moraga project solely to communicate data.

Commissioner Onoda reported that she also planned to attend the September 10 Town Council meeting.

Chair Kuckuk added that she too planned to attend the September 10 Town Council meeting as the Chair of the Planning Commission.

Ms. Clark clarified that Commissioners may attend the meeting but would be unable to sit together pursuant to Brown Act regulations.

Commissioner Marnane reported that he planned to attend the August 27, 2014 Town Council meeting, at which time an extension for Saint Mary's College (SMC) Lighting Plan would be considered, and he planned to speak as a private citizen.

Ms. Clark reported that the staff report for the SMC item for Town Council consideration on August 27 had not yet been released. She understood that SMC had proposed an amendment to its Lighting Plan, and the Town Attorney had determined that the Town Council was the appropriate review body due to the appeal.

Commissioner Onoda reported that she also planned to attend the August 27 Town Council meeting, and had actually been in attendance during most Town Council meetings over the past year.

Chair Kuckuk advised that she too would attend the August 27 Town Council meeting.

Ms. Clark clarified that the Brown Act allowed Planning Commissioners to attend Town Council meetings as citizens subject to specific parameters.

B. Staff

Ms. Clark reported that a Livable Moraga Road Project Town Advisory Committee (TAC) meeting had been held at the end of July to review additional options for Segment 3 of Moraga Road between Corliss and Donald Drives. A Joint Planning Commission, Park and Recreation Commission, and Design Review Board (DRB) meeting had been scheduled for September 29 to discuss the options. She also reported that the Town Council meeting of September 10 included a full agenda including an appeal of the Via Moraga project and other Planning Department items. Additional meetings of the Planning Commission may be required to accommodate the full schedule of the Planning Department.

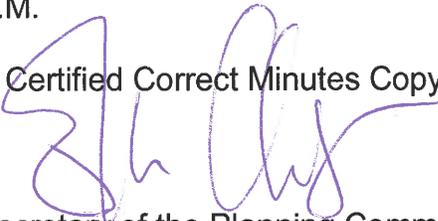
In addition, Ms. Clark updated the Planning Commission on the status of the Hillside and Ridgelines Subcommittee, with staff to provide information on upcoming meetings subject to schedule confirmation of all participants. Additionally, a Special Meeting of the Planning Commission had been scheduled for Thursday, September 18, 2014 instead of Monday, September 15, 2014. She also explained that the Palos Colorado Final Map would be considered in December, with the Final Map to include the Improvements Plans and a proposed stop light at Via Granada.

Chair Kuckuk asked that the Planning Commission meeting dates be clarified on the Town's website, with the Planning Commission to be apprised of upcoming Town Council and Planning Commission meeting dates given the changes being made to many of the regular meeting dates.

8. ADJOURNMENT

On motion by Commissioner Marnane, seconded by Commissioner Levenfeld and carried unanimously to adjourn the Planning Commission meeting at approximately P.M.

A Certified Correct Minutes Copy


Secretary of the Planning Commission