

**TOWN OF MORAGA  
PLANNING COMMISSION MEETING**

Hacienda de las Flores, La Sala Building  
2100 Donald Drive  
Moraga, CA 94556

September 8, 2015

7:00 P.M.

**MINUTES**

**1. CALL TO ORDER**

Chairperson Marnane called the Special Meeting of the Planning Commission to order at 7:00 P.M.

**A. ROLL CALL**

Present: Commissioners D’Arcy, Kovac, Kuckuk, Woehleke, Chairperson Marnane

Absent: Commissioners Carr, Mallela

Staff: Ellen Clark, Planning Director  
Ben Noble, Planning Consultant  
Coleman Frick, Assistant Planner

**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.

Although a motion was made and seconded, with a unanimous vote from those present to approve the Consent Agenda, the Planning Commission reconsidered the Consent Agenda to allow changes to the minutes of the August 17, 2015 meeting.

**3. ADOPTION OF CONSENT AGENDA**

**A. August 17, 2015 Minutes**

Commissioner Woehleke requested a modification to the last paragraph on Page 10, to read:

*Commissioner Woehleke clarified with Planning Director Clark that the types of housing and development standards identified in the Moraga Center Specific*

Plan (MCSP) Area did not establish specific characteristics for the senior and work force housing in the 12 to 20 dwelling units per acre (DUA) zone. Commissioner Woehleke does not agree with ignoring written expectations of the Specific Plan. This is a discrepancy that needs to be addressed.

Commissioner D’Arcy requested an amendment to the fourth paragraph on Page 12, to read:

Larry Pines, owner of commercial property located at 1036 Country Club Drive, Moraga, questioned the densities being allowed in the MCSP area.

On motion by Commissioner Woehleke, seconded by Commissioner D’Arcy to approve the Consent Agenda, as amended. The motion carried by the following vote:

Ayes: Commissioners D’Arcy, Kovac, Kuckuk, Woehleke, Marnane  
Noes: None  
Abstain: None  
Absent: Commissioners Mallela, Carr

**4. ADOPTION OF MEETING AGENDA**

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

Ayes: Commissioners D’Arcy, Kovac, Kuckuk, Woehleke, Marnane  
Noes: None  
Abstain: None  
Absent: Commissioners Mallela, Carr

**5. PUBLIC HEARING**

There were no public hearings.

**6. ROUTINE AND OTHER MATTERS**

**A. Bella Vista Subdivision (Rancho Laguna II Sub 9330)**

Receive update on recent grading and construction activities at the Bella Vista Subdivision

Planning Director Ellen Clark presented the staff report dated September 8, 2015, and updated the Planning Commission on the Bella Vista Subdivision (Rancho Laguna II Subdivision 9330) grading and construction activities. She welcomed comments from the Planning Commission and from the public.

Commissioner Woehleke stated as part of the Planning Commission’s approval of the Conceptual Development Plan (CDP) for the project, there had been a discussion about the numerous conditions of approval, many of which were duplicates with the rationale that the conditions had been developed from a series of multiple approvals.

Staff had indicated there would be no effort to resolve the duplications and acknowledged there could be some conflicts.

Commissioner Woehleke understood that when Tree #7 had been removed, there had been some discrepancy on the plans as to whether the tree would or would not be removed. He asked staff how bringing on an additional inspector would address conflicts with the hundreds of conditions that had been imposed on the project.

Ms. Clark explained that the issue with respect to Tree #7 was that its preservation had not specifically been called out in the conditions. She acknowledged staff had failed to catch that fact; understood the concerns with the layering of the conditions, particularly when adding California Environmental Quality Act (CEQA) measures into the mix; and stated the Town Council had raised similar concerns and had commented on the quality of the conditions of approval. The Town Council had expressed concern as to how to ensure the conditions would be met and enforced as a project moved into construction, and noted that staff had made some strides to address that issue. She clarified that the cost of the Town Inspector would be paid by applicant deposits, and the inspector would be required to perform inspection services on development projects with the applicant to pay for those costs.

Commissioner Kovac asked staff to assign the project with a fixed number and name given the name changes that had occurred for the project, and since the website for the subdivision had shown the project with the name as all one word, different from what had been shown on the agenda and in the Town documents.

Ms. Clark described the process for assigning a subdivision number and agreed using it would help avoid confusion. She reported that the current name of the project was Bella Vista.

Commissioner Kovac also expressed concern with the location of the sales office at the far end of the construction zone and the potential safety hazards. He reported on the construction activity conflicts he had witnessed when there had been no traffic direction and expressed concern with a lack of supervision or attention to safety.

Kevin Ebrahimi, Vice President of Development, SummerHill Homes, explained that the official name of the subdivision and the initial application was Rancho Laguna II. He recognized the concern that the website for the subdivision had identified the project as Bellavista, all one word.

Ms. Clark acknowledged that staff could not have a presence at the project at all times; although there were County inspectors present intermittently; and if anyone had any concerns with activities at the construction sites, planning staff or SummerHill Homes should be contacted.

Commissioner D'Arcy clarified with Ms. Clark that the Town Inspector position had currently been authorized for a two-year period, and would be a Town employee not selected by the developer.

Mr. Ebrahimi explained that staff had outlined the issues that had arisen for the project. Since that time, SummerHill Homes had held a number of different meetings with staff, with weekly ongoing meetings with staff, the contractor, and the management team to address any issues on-site. He encouraged anyone with concerns for the project to contact the SummerHill Homes Project Manager and stated that the contact information had been posted on frontage signage to the project. He had been displeased to learn that Tree #7, which was to have been preserved, had, in fact, been removed although it had not been listed on the mitigation for the project. He acknowledged that during one of the public hearings he had been asked to consider the preservation of the tree, and had later affirmed with staff that could be accomplished with the information having been identified on the grading and demolition plans; however, the tree removal plan and all studies for the project had shown the removal of Tree #7 and the contractor had relied on the tree removal report. To provide mitigation for Tree #7, and in conversations with staff, five 24-inch box buckeyes would be planted at the same location as Tree #7 and the developer would contribute to the Town's Open Space Fund.

Mr. Ebrahimi acknowledged concerns raised by Commissioner Woehleke as to the location of a water line under Fay Hill Road. He detailed the contractor's grading process which had included the placement of haul routes with superficial cuts, which would be regraded after grading, returned to a natural contour, and be re-vegetated. While a routine part of the grading operation, he acknowledged that the lack of communication with Town staff on the hauling routes had been an issue. He commented on the responsibility of the grading contractor to prepare a plan as to how the dirt would be moved on the job site, and identifying the location of the haul routes. Had he been aware of the initial concerns with the haul routes, he would have communicated better with Town staff.

Mr. Ebrahimi also acknowledged the On-Site General Manager should have been aware that they would be unable to work outside of limits of finished grading in this jurisdiction, and should have communicated with him so that he would have been able to communicate with staff. He clarified that while there was a water line with the East Bay Municipal Utility District (EBMUD) on Fay Hill Road, EBMUD had not stopped the use of equipment on the roadway.

Ms. Clark explained that staff had been made aware of EBMUD's concerns through conversations with the Construction Manager.

Mr. Ebrahimi recognized the concerns with the way that SummerHill Homes had handled these issues; non-compliance with some of the conditions of approval and the lack of communication between the On-Site General Manager and the Construction Manager for the project. He had not been informed the haul routes that had been established on Fay Hill Road were cutting access roads into the hillsides, which should have been communicated to him. He reiterated that follow-up meetings had been held with Town staff to determine why that had occurred and he understood there were certain portions of the grading operation where the Grading Contractor had not gotten SummerHill Homes involved. He clarified that all of the access ways had been reviewed by a Geotechnical Engineer and that SummerHill Homes, as the property owner, was responsible for safety including the safety of the slopes.

Mr. Ebrahimi reported that the Geotechnical Engineer had reviewed the grading operations with the Grading Contractor. The Geotechnical Engineer was on-site during grading operations, held meetings each morning, and evaluated any change in the scope of work. He clarified that trenching was under the supervision of the Grading Inspector and the On-Site Inspector, with codes enforced by the inspectors on-site. The Grading Contractor was responsible to ensure that the design was properly executed, the Geotechnical Engineer oversaw the work, and the Off-Site Project Manager was responsible for all horizontal construction. In addition, a Traffic and Construction Management Plan had been required as part of the project, had gone through six staff reviews, and had ultimately been approved by staff. Said plan had been followed by the construction management crew outlining all work to take place, and monitoring any traffic control.

Mr. Ebrahimi went on to clarify the details of the sewer work in cooperation with inspectors of the Central Contra Costa Sanitary District (CCCSD) overseen by the Off-Site Construction Manager who had experience with similar projects. He affirmed that SummerHill Homes had also met with the Town Manager on a monthly basis to discuss the project.

Commissioner Kovac again clarified with Mr. Ebrahimi the responsible parties for the project; meetings held in the past and currently with Town staff; the process for the construction of the project; the addition of a new full time on-site inspector who would be dedicated to the project to ensure compliance with conditions of approval; weekly meetings between the development and construction team and Town staff to address any concerns which would be very helpful and beneficial when moving forward; the number of SummerHill Homes job sites in the area; the hierarchy of who reported to whom for management; and the purpose of the Traffic and Construction Management Plan.

In response to Commissioner D'Arcy, Mr. Ebrahimi reiterated that frontage signage contained the contact telephone numbers in the event of any concerns with construction activities on a 24/7 basis. He acknowledged that he had received telephone calls and e-mails and had forwarded them to the responsible party. He stated he was ultimately responsible for the project but clarified that he was not qualified to be the field supervisor for the operation. He reiterated that the haul routes would be restored after grading, to a natural contour, re-vegetated, with the design created by the geotechnical engineers in collaboration with soils engineers, and that those plans had been submitted to staff and were currently under review.

Commissioner Kuckuk expressed concern with the public's concerns for the Bella Vista and Camino Ricardo Subdivisions, both SummerHill Homes projects. She trusted the developer would do a good job and do it safely.

Mr. Ebrahimi stated that SummerHill Homes was in the top tier of builders and cared about the communities in which it worked. He had also recently appeared before the Town Council to acknowledge that mistakes had occurred with the Bella Vista project and the developer pledged to correct those mistakes through mitigation. He emphasized that SummerHill Homes stood behind everything that it did.

Chairperson Marnane noted his expectation that the concerns with both the Camino Ricardo and Bella Vista Subdivisions would be resolved by SummerHill Homes and the developer would not need to appear before the Planning Commission again.

#### PUBLIC COMMENTS OPENED

Randy Rasmussen, 251 Birchwood, Moraga, stated he had reviewed the Environmental Impact Report (EIR) for the project, and had meetings with Town staff. He pointed out there were no cuts in the existing conditions, in the photos for the existing EIR, or the post-construction rendition. He recalled discussions on the use of heavy equipment on Fay Hill Road, but whether or not Fay Hill Road could be used had not been addressed by the engineer for EBMUD. Having reviewed maps of the site, there appeared to be a water main five feet in depth on Fay Hill Road; however, the maps were difficult to read and he was uncertain whether the area could have been marked and the shoulder widened, which could have prevented the current concerns. He added there was a northern and southern cut with a “Y” cut at the top of the northern cut, resulting in three cuts off the ridges. He suggested there was no way that would have been approved by the Town Council or staff. He had received a copy of the project conditions and suggested they were not difficult to read and were clear if followed by the inspectors.

Mr. Rasmussen read into the record Condition 4, which made it clear the Town would be within its jurisdiction not to take any apologies, but actions on remedy; Condition 35 was important to keep in mind in the event the current problems led to legal issues in the future; and Condition 43 made it clear grading was well within the Town’s purview. While staff had done a good job once the concerns had been brought to their attention, he suggested the bond with the contractor should be reviewed by the Town Manager or the Town Council and any questions about collection under the bond should be clarified to ensure the Town was indemnified. He otherwise disagreed with the characterization of the cuts as superficial, and again asked of the remedy for assurance under the bond, as conditioned, particularly since ownership and the name of the project had changed over time, and given that similar issues had occurred in the past with other developments in the Town.

Mr. Rasmussen also referenced Condition 143 and suggested in the event the upcoming winter was an El Niño event, questioned what remedy would be asked of SummerHill Homes. He again asked that the indemnification and bond money in escrow be reviewed by the Town, that the money be retained and available in case of an El Niño event, reiterated his concerns for the cuts, and offered photographs of the grading to the Planning Commission.

#### PUBLIC COMMENTS CLOSED

Commissioner Woehleke was not confident who was responsible on-site for SummerHill Homes, or who would assume the management of the site given Mr. Ebrahimi’s inability to respond to all of the questions. Until the Town Inspector was on board, he expressed his hope the Town Engineer would meet with SummerHill Homes on a weekly or more frequent basis, with a look forward to the trenching, heavy lifts, grading, and planning for

traffic control, and that the applicable parties be made aware of who would be responsible.

Chairperson Marnane declared a recess at 7:57 P.M. The Planning Commission meeting reconvened at 8:00 P.M. with Commissioners D'Arcy, Kovac, Kuckuk, Woehleke, and Chairperson Marnane present.

**B. Hillsides and Ridgelines Project**

Receive update and provide comments to Town staff on Hillsides and Ridgelines Project Issues and Options

Ms. Clark introduced Planning Consultant Ben Noble who presented the staff report dated September 8, 2015, and detailed Attachment B, Revised Issues and Options Based on Steering Committee Direction, updating the Planning Commission on the Hillsides and Ridgelines Project issues and options. He asked that the Planning Commission receive the information and provide comments on the project to Town staff in advance of the September 17, 2015 public workshop to be hosted by the Town at Saint Mary's College (SMC) to receive community input, and allow the public the opportunity to select its preferred option or options for each issue. The Hillsides and Ridgelines Steering Committee would meet later in the year to hold a series of meetings and to identify a recommendation for preferred approaches on the issues. The Planning Commission would likely meet in November and would be asked to provide a recommendation to the Town Council on the selection of a preferred option to address the issues. Formal adoption of the preferred options would occur in 2016.

In response to Commissioner D'Arcy, Mr. Noble explained that the focus groups for the Hillsides and Ridgelines Project had been facilitated by Godbe Research, a professional survey/research firm. Participants within Moraga had been randomly selected and screened to ensure a broad representation of the community. Four focus groups had been budgeted for the task with 10 to 12 participants.

Ms. Clark clarified that the focus groups were intended for data collection and not decision making. Staff and the Town Council were aware of the importance of the project to the community, and the need to ensure that the entire community was represented. Staff hoped additional presentations would be made to other local service organizations after the upcoming public workshop at SMC, with the goal to ensure no bias to any specific group. The Town Council had dedicated significant funds for additional public outreach. In addition, the Town had an extensive e-mail list and would be conducting outreach and postings on numerous local on-line sites.

Commissioner Kovac clarified with Mr. Noble where to find information on the "fine grain slope," with the workshop to provide a better example and with details on the technical methodology to be made available to those interested. He also expressed concern with the readability of some of the maps.

Ms. Clark noted that the project memorandum and background reports for the Hillsides and Ridgelines Project were available on the Town's website.

Mr. Noble expressed his hope the workshop maps would be able to be expanded, with printed copies. He acknowledged that some maps were troublesome to read and could be further clarified.

Commissioner Woehleke understood the ultimate decision makers would be the Town Council and that a recommendation would be asked of the Planning Commission. He clarified with Mr. Noble the criteria to be used to evaluate the different options to select the preferred options; suggested a “do nothing” option should be added to the twelve listed issues; and noted he had pages of input on the report. He suggested the Town Council should start considering the criteria to be used to evaluate the different options with feedback to the Planning Commission to allow the Commission to make a recommendation.

Ms. Clark emphasized that the Hillsides and Ridgelines Steering Committee had discussed the evaluation criteria at length, including consistency with the voter approved Moraga Open Space Ordinance (MOSO) with the understanding it was a regulation that could not be altered absent a vote of the people. Other issues related to property rights, and concerns with overreaching regulations, with an escape valve needed for each option. She understood the outcome of the various options would be important.

Chairperson Marnane suggested a “do nothing” option had been woven into the options shown. He wanted to see the criteria used to come up with the answers when the issue was next discussed.

In response to Commissioner Kovac, Ms. Clark further clarified the intent of the escape clause to more explicitly recognize that in the legislation.

#### PUBLIC COMMENTS OPENED

Ken Markey, owner of property in MOSO, commented that he had attended the last Hillsides and Ridgelines Steering Committee meeting, and would not have attended this meeting had he understood it would just be a rehash of those discussions. Based on the agenda description, he understood a recommendation was to have been made by the Planning Commission.

#### PUBLIC COMMENTS CLOSED

Chairperson Marnane declared a recess at 8:53 P.M. The Planning Commission meeting reconvened at 9:00 P.M. with Commissioners D’Arcy, Kovac, Kuckuk, Woehleke, and Chairperson Marnane present.

C. **Study Session: Parking Conditions at Rheem Valley and Rheem North Shopping Centers**

Study Session to receive information and discuss potential approaches the

Town may take to more effectively regulate parking

Assistant Planner Coleman Frick presented the staff report dated September 8, 2015 for a study session to receive information and discuss potential approaches the Town may take to more effectively regulate parking conditions at Rheem Valley and Rheem North Shopping Centers. He sought input from the Planning Commission.

Chairperson Marnane explained that he had asked for the study session in response to a potential housing development that had been proposed adjacent to the New Rheem Theatre, which could take up much of the parking next to the theatre and the park, with limited parking at the shopping center. Given that situation, he hoped to discuss the potential approaches to address the parking situation at the Rheem Valley, Rheem North, and Moraga Center Shopping Centers. He sought a discussion prior to the expense of hiring someone to conduct an extensive parking analysis.

Ms. Clark suggested there was an opportunity through the work for the MCSP, which had relied on Moraga Municipal Code (MMC) standards, to see some success from improved parking standards. She suggested there was a benefit to consider the parking more holistically and determine whether it could be done differently given the difficulty in meeting the current standard of 60 percent or more of every commercial lot dedicated to surface parking.

Chairperson Marnane commented that he had approached 24 Hour Fitness, located in the Rheem North Shopping Center, in the past in order to determine whether some of the parking used by its patrons could be cleared for use by other patrons of the center. While an initial response had been in the affirmative, he had later been informed that corporate for 24 Hour Fitness would not allow it and the Town could not legislate the parking.

Commissioner Kuckuk suggested a parking study would be an expensive proposition and there could be some benefit to improved parking management although that could be difficult since it would have to be implemented through others. She suggested short term, employee parking, and wayfinding would be a huge benefit specifically to address the 24 Hour Fitness issue, and that patrons could park in the side parking lot along Moraga Road and walk to the fitness center. She otherwise recognized that the existing parking standards adopted in 1974 had been based on national standards which had created unwalkable and unlivable communities, with significant area dedicated to asphalt.

Commissioner Kuckuk supported the evaluation of peak hours and the establishment of the Town's own numbers. She referenced the book "The High Cost of Free Parking" by Donald Shoup and supported the author's concept to "provide just enough" parking.

Ms. Clark noted that the author had critiqued the standards often used by the Institute of National Transportation Engineers for parking, which standards had been drawn from a limited number of suburban examples and urban areas. The author had suggested the standards had been based on questionable information that did not ultimately result in very good outcomes.

Commissioner Kuckuk commented that the establishment of those parking guidelines had driven development in the entire country resulting in car-oriented communities.

Commissioner D'Arcy suggested that proper signage would work to address the parking problems related to 24 Hour Fitness. She suggested people were unaware of the parking near SMC's Rheem Campus in the same center, and suggested that better communication as to the available parking would likely work well.

Ms. Clark suggested if the SMC Rheem Campus employees were to park all day and farther away from the entrance to the building, it would free up parking for 24 Hour Fitness.

Commissioner Kovac reported that he had found through on-line research that there was a list of approximately 60 communities with information on the number of parking spaces per gross floor area (GFA). Based on his calculations, the Rheem Shopping Center had used a calculation of two parking spaces per 1,000 square feet, the lowest number of parking spaces compared to the communities he had viewed on-line. He understood the Moraga Center had twice as many parking spaces per GFA and wanted to cut it down to three and a half. He expressed concern the Town's standards were less than the national standard.

Ms. Clark suggested the parking spaces in the Rheem Valley Center were rarely, if ever, at capacity as compared to the North Rheem Shopping Center which was more congested. Based on her observations, there was an over-supply of parking and the standards had not taken into account the intensity of use for the different types of uses and the turnover of spaces that would affect the parking demand. She suggested the concept of shared uses could be considered and emphasized there was no desire to end up with insufficient parking.

Commissioner Kovac clarified with staff that the Via Moraga Subdivision had met its parking demand on-site, had met the Town's parking standards, and would not affect the parking in the Rheem Valley Center.

Ms. Clark suggested the Town's residential parking standards were fairly uniform for any type of housing and broad categories. There had been discussions during the public hearings for the City Ventures project that the project would likely have more than two vehicles per household, and there could be some need to review the parking standards in that case.

Commissioner Woehleke commended the Town for its attempts to resolve the parking situation at 24 Hour Fitness, although he suggested the problem was the responsibility of the business. While he was sympathetic to the other small businesses in the North Rheem Center affected by 24 Hour Fitness, he suggested the North Rheem Shopping Center would benefit from restriping of the parking lot, and there was a lot of space on the other side of 24 Hour Fitness that could offer an opportunity to add more parking spaces. He suggested that someone, either the Town Manager or someone else, should get the attention of 24 Hour Fitness management and review the use permit for the business to ensure it was compliant with its parking requirements.

Ms. Clark noted that she had not been an employee of the Town when 24 Hour Fitness had been approved and was unaware of the criteria used to determine the parking

demand for the site. She acknowledged the parking may have been underestimated at the time.

Commissioner Kuckuk understood the Town had limited policing abilities related to 24 Hour Fitness, although if there were provisions in the use permit where compliance had not been met there could be mediation to require something else.

As to the status of a proposed residential development adjacent to the New Rheem Theatre, Ms. Clark explained the project was not on the agenda although the applicant had initially proposed a 30 to 40 unit townhome project, which had been presented to the Planning Commission in a study session format, and which might be brought back in the future.

## **7. REPORTS**

### **A. Planning Commission**

Commissioner Woehleke reported that he had toured the potential south Camino Pablo annexation area; attended a Moraga Center Specific Plan (MCSP) Implementation Committee meeting at which time he had raised his concerns with the limited descriptions for work force and senior housing in the MCSP requesting that the committee address that issue or forward it to the Town Council; and reiterated concerns he had raised at the previous Planning Commission meeting related to the Via Moraga Subdivision being used as a precedent for the Country Club project. Until such time as the Via Moraga Subdivision had been built, he suggested it should not be used as precedent setting since it was a radical departure for the Town.

Commissioner Kuckuk reported that she too had toured the south Camino Pablo annexation area.

Commissioner Kovac had also toured the south Camino Pablo annexation area and questioned why underpinning had not been used as a common practice.

In response, Ms. Clark suggesting that such inquiries could be better answered by an engineer and she could provide additional information off-line. She clarified that there would be ample opportunity to discuss the geotechnical remediation techniques for the project in the future.

Commissioner Kovac added that he had also attended the MCSP Implementation Committee meeting.

Commissioner D'Arcy had also attended the MCSP Implementation Committee meeting, and had toured the Carr Ranch annexation area.

### **B. Staff**

Ms. Clark reported that Associate Planner Ella Samonsky would be leaving the employ of the Town to pursue another employment opportunity; and the Planning Department

would be short staffed for a few months but the position of Senior Planner had been posted and she was confident the position would be filled soon.

In addition, a study session for the south Camino Pablo annexation area and continued discussion of Small Farm Animals in Residential Districts had tentatively been scheduled for the Planning Commission meeting of September 21, although that may be postponed and the meeting may be canceled.

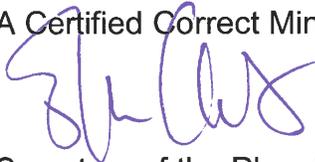
Ms. Clark reminded Commissioners of the upcoming American Planning Association (APA) Conference scheduled for early October; noted that staff would continue to work on its vast workload of projects; and with respect to the MCSP Implementation Committee discussions, stated that the housing product, market, and the products being proposed did not align very well with the standards and expectation of the Town for single-family residential development and small lot projects were vexing for everyone. As a result, staff had emphasized with the consultant the need to review the residential development standards to ensure they were well defined in a way to meet what the market was proposing.

Ms. Clark added that the next meeting of the Design Review Board (DRB) had been scheduled for September 14, 2015 and would include a sign application and a single-family residential remodel.

## **8. ADJOURNMENT**

On motion by Commissioner D'Arcy, seconded by Commissioner Kuckuk and carried unanimously to adjourn the Planning Commission meeting at approximately 10:00 P.M.

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Secretary of the Planning Commission