



Adhi Nagraj, Chair
Jahmese Myres, Vice Chair
Jonathan Fearn
Tom Limon
Clark Manus
Amanda Monchamp
Emily Weinstein

December 6, 2017
Regular Meeting

Revised November 20, 2017, and December 1, 2017 – See end of agenda

**THIS MEETING HAS BEEN CANCELLED. THE ITEMS WILL BE
RESCHEDULED TO JANUARY 10, 2018.**

MEAL GATHERING

5:00pm — ~~Max's Diner, 500 12th Street, City Center, Oakland~~

~~Open to the public. (Members of the public may purchase their own meals if desired. Consumption of food is not required to attend.)~~

BUSINESS MEETING

6:00pm — ~~Council Chambers, City Hall, One Frank H. Ogawa Plaza~~

~~Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary. Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda. Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.~~

~~The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after 10:15 pm, and the meeting will adjourn no later than 10:30 p.m. unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.~~

~~Please work with the case planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.~~

For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la a reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三 (3) 天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941 或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



**New online staff report
download instructions**

Staff reports for items listed on this agenda will generally be available to any interested party by 3:00 p.m. the Friday before the meeting at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612.

Staff reports are also available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandnet.com/planning (under "Planning Commission.") You will need to ensure that your computer will accept pop-ups from the host site (oaklandnet.com) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

If you challenge a Commission decision in court, you will be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable to the City Council must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure Section 1094.6, unless a shorter period applies. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.

Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

While attending Planning Commission meetings, parking in the Dalziel Building Garage (located on 16th Street between San Pablo Ave and Clay St) is free. Attendees should see staff at the meeting to validate parking tokens.

Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Jonathan Arnold at jarnold@oaklandnet.com or 510-238-6194 or Cheryl Dunaway at edunaway@oaklandnet.com or 510-238-2912 at least 48 hours prior to the meeting.

Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Commission, staff, and the public, twenty-five (25) copies of all material should be submitted. Material submitted at least ten days prior to the meeting may be included as part of the agenda packet; material submitted later may be distributed at or prior to the meeting. To ensure that material submitted at the meeting is distributed to Commissioners, a minimum of twenty-five (25) copies should be submitted to Planning staff no later than the time the item is scheduled to be considered by the Commission.

ROLL CALL

WELCOME BY THE CHAIR

COMMISSION BUSINESS

Agenda Discussion

Director's Report

Committee Reports

Commission Matters

City Attorney's Report



OPEN FORUM

At this time members of the public may speak on any item of interest within the Commission's jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes or less if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

CONSENT CALENDAR

The Commission will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report and recommendation in each case. Members of the Commission may request that any item on the Consent Calendar be singled out for separate discussion and vote.

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| 1. Location: | The public right of way adjacent to 6898 Chabot Rd on a JPA Utility Telephone Pole |
| Assessor's Parcel Number(s): | 048A-7093-003-01 (nearest lot adjacent to the project site) |
| Proposal: | Installation of a wireless telecommunication facility on a wooden utility pole located in the public right of way. The project involves replacement of an existing 24' tall wood utility pole with 50' 9" tall pole and installation of 1) one antenna within a canister shroud measuring 4' 9" tall and 2' 6" in diameter at a height of 50' 9"; 2) two radio units mounted at a height of 17' 9"; two diplexers; and 3) one cabinet and related equipment mounted 14' 6" above ground. |
| Applicant: | On Air for Verizon Wireless |
| Contact Person/ Phone Number: | Aaron Salers (707) 320-7248 |
| Owner: | Pacific Gas & Electric (PG&E) |
| Case File Number: | PLN17422 |
| Planning Permits Required: | Major Design Review to install a wireless Macro Telecommunications Facility on a replaced PG&E pole located in the public right of way in a residential zone. |
| General Plan: | Hillside Residential |
| Zoning: | RH 3 Hillside Residential 3 |
| Environmental Determination: | Exempt, Section 15303 of the State CEQA Guidelines; minor additions and alterations to a replaced PG&E utility pole; Section 15302: replacement or reconstruction of existing utility systems and/or facilities; Section 15183: projects consistent with a community plan, general plan or zoning. |
| Historic Status: | No Historic Record - Utility Pole |
| City Council District: | 1 |
| Date Filed: | October 23, 2017 |
| Finality of Decision: | Appealable to City Council within 10 Days |
| For Further Information: | Contact Case Planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com . |



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| 2. | Location: | The public right-of-way in front of 1529 55th Ave on a JPA Utility Telephone Pole |
| | Assessor's Parcel Number(s): | 035-2368-026-00 (nearest lot adjacent to the project site) |
| | Proposal: | Installation of a wireless telecommunication facility on a wooden utility pole located in the public right-of-way. The project involves replacement of an existing 43' tall wood utility pole with 51' tall pole and installation of one (1) canister antenna measuring 23.5" long and 7.9" in diameter at a height of 24' and two radio units (7.9" tall and 7.9" wide) mounted at a height of 10'-6" and 13'-11" above ground. |
| | Applicant: | Black & Veatch for Extenet Systems |
| | Contact Person/Phone Number: | Ana Gomez of Black & Veatch (913) 458-9148 |
| | Owner: | Pacific Gas & Electric (PG&E) |
| | Case File Number: | PLN16384 |
| | Planning Permits Required: | Major Design Review to install a wireless Macro Telecommunications Facility on a replaced PG&E pole located in the public right-of-way in a residential zone. |
| | General Plan: | Detached Unit Residential |
| | Zoning: | RD-1 Detached Unit Residential-1 |
| | Environmental Determination: | Exempt, Section 15303 of the State CEQA Guidelines; minor additions and alterations to a replaced PG&E utility pole; Section 15302: replacement or reconstruction of existing utility systems and/or facilities; Section 15183: projects consistent with a community plan, general plan or zoning. |
| | Historic Status: | No Historic Record - Utility Pole |
| | City Council District: | 6 |
| | Date Filed: | November 22, 2016 |
| | Finality of Decision: | Appealable to City Council within 10 Days |
| | For Further Information: | Contact Case Planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandnet.com . |

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| 3. | Location: | Utility pole in public right-of-way adjacent to 3065 Monterey Blvd. |
| | Assessor's Parcel Number(s): | Nearest adjacent lot 029-1061-006-03 |
| | Proposal: | To establish a "small-cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna up to 50'-4" on a wooden utility pole and one ground equipment cabinet located in the public right-of-way. |
| | Applicant / Phone Number: | Christy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323 |
| | Owner: | City of Oakland |
| | Case File Number: | PLN17461 |
| | Planning Permits Required: | Major Conditional Use Permit and Regular Design Review with additional findings for Macro Telecommunications Facility with ground equipment cabinet in Residential Zone |
| | General Plan: | Hillside Residential |
| | Zoning: | Hillside Residential - 4 Zone (RH-4) |
| | Environmental Determination: | Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning |
| | Historic Status: | Non-historic pole |
| | City Council District: | 4 |
| | Date Filed: | November 10, 2017 |
| | Action to be Taken: | Decision based on staff report |
| | Finality of Decision: | Appealable to City Council |
| | For Further Information: | Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com . |



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| 4. | Location: | Utility pole in public right-of-way adjacent to 2820 Mountain Blvd. |
| | Assessor's Parcel Number(s): | Nearest adjacent lot 029-1260-007-03 |
| | Proposal: | To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna up to 56'-4" on a wooden utility pole and one ground equipment cabinet located in the public right-of-way. |
| | Applicant / Phone Number: | Christy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323 |
| | Owner: | City of Oakland |
| | Case File Number: | PLN17462 |
| | Planning Permits Required: | Major Conditional Use Permit and Regular Design Review with additional findings for Macro Telecommunications Facility with ground equipment cabinet in Residential Zone |
| | General Plan: | Hillside Residential |
| | Zoning: | Hillside Residential - 4 Zone (RH-4) |
| | Environmental Determination: | Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning |
| | Historic Status: | Non-historic pole |
| | City Council District: | 4 |
| | Date Filed: | November 10, 2017 |
| | Action to be Taken: | Decision based on staff report |
| | Finality of Decision: | Appealable to City Council |
| | For Further Information: | Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com . |

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| 5. | Location: | Utility pole in public right-of-way adjacent to 5506 Thornhill Drive |
| | Assessor's Parcel Number(s): | Nearest adjacent lot 048F-7362-001-00 |
| | Proposal: | To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna up to 69'-10" and equipment mounted on the side on a wooden utility pole located in the public right-of-way. |
| | Applicant / Phone Number: | Christy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323 |
| | Owner: | City of Oakland |
| | Case File Number: | PLN17463 |
| | Planning Permits Required: | Regular Design Review with additional findings for Macro Telecommunications Facility in Residential Zone |
| | General Plan: | Hillside Residential |
| | Zoning: | Hillside Residential - 4 Zone (RH-4) |
| | Environmental Determination: | Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning |
| | Historic Status: | Non-historic pole |
| | City Council District: | 4 |
| | Date Filed: | November 10, 2017 |
| | Action to be Taken: | Decision based on staff report |
| | Finality of Decision: | Appealable to City Council |
| | For Further Information: | Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com . |



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| 6. | Location: | Utility pole in public right-of-way adjacent to 206 Glenwood Glade |
| | Assessor's Parcel Number(s): | Nearest adjacent lot 048G-7403-022-06 |
| | Proposal: | To establish a "small cell site" telecommunications facility, in order to enhance existing services, by attaching an antenna up to 50'-4" on a wooden utility pole and one equipment cabinet located in the public right-of-way. |
| | Applicant / Phone Number: | Christy Beltran, The CBR Ground, Inc. (for: Verizon) (415)806-2323 |
| | Owner: | City of Oakland |
| | Case File Number: | PLN17464 |
| | Planning Permits Required: | Major Conditional Use Permit and Regular Design Review with additional findings for Macro Telecommunications Facility with ground equipment cabinet in Residential Zone |
| | General Plan: | Hillside Residential |
| | Zoning: | Hillside Residential - 4 Zone (RH-4) |
| | Environmental Determination: | Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15302: Replacement or Reconstruction; Exempt, Section 15303: New Construction of Small Structures; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning |
| | Historic Status: | Non-historic pole |
| | City Council District: | 4 |
| | Date Filed: | November 10, 2017 |
| | Action to be Taken: | Decision based on staff report |
| | Finality of Decision: | Appealable to City Council |
| | For Further Information: | Contact case planner Marilu Garcia at (510) 238-5217 or by email at mgarcia2@oaklandnet.com . |

Item #7 has been continued to the December 20, 2017 Planning Commission meeting.

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| 7. | Location: | Siena Hill (on Siena Drive off Keller Ave, between Greenridge Dr and Rilea Way) |
| | Assessor's Parcel Number(s): | 040A-3848-001-00 through 040A-3848-032-00 |
| | Proposal: | Extension of the planning entitlements to allow for the 32 attached, single family dwellings on 32 lots, 103 off street parking spaces, and a private road. Phase 1, which includes 10 of the 32 units, the associated parking spaces and the private road, has already been constructed. |
| | Applicant/Contact: | Keven Kwok (510) 258-8502 |
| | Owner: | Oakland Siena, LLC |
| | Case File Number: | PUD02217 |
| | Planning Permits Required: | Extension of the Planned Unit Development Permit; Minor Variances for height and minimum separation of retaining walls, maximum percentage of front yard paving, and length of buildings alongside lot lines; and Design Review. |
| | General Plan: | Previously: Detached Unit Residential; Currently: Mixed Housing Type Residential |
| | Zoning: | Previously: R-50 Medium Density Residential Zone Currently: RM-3, Mixed Housing Type - 3 Zone |
| | Environmental Determination: | A Final Environmental Impact Report was certified on March 2, 2005 (Case File ER02-0012). |
| | Historic Status: | N/A |
| | City Council district | 6 |
| | Status: | Planning Commission approval on March 2, 2005 (Case Files: PUD02-217; PUDF05-081; TTM7396). Construction of 10 units, associated parking and private road in 2009. Entitlements extended through December 31, 2017. |
| | Staff Recommendation | Decision based on staff report |
| | Finality of Decision: | Appealable to City Council within 10 days |
| | For further information: | Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandnet.com . |



PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the public hearing.

The Commission will then vote on the matter based on the staff report and recommendation. If the Commission does not follow the staff recommendation and no alternate findings for decision have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision.

If you wish to be notified on the decision of an agenda item, please indicate the case number and submit a self-addressed stamped envelope, for each case.

Planning Commission decisions that involve "major" cases (e.g., major variances, major conditional use permits) are usually appealable to the City Council. If any interested party seeks to challenge such decision in court, an appeal **must be filed** within ten (10) calendar days of the date of the announcement of the Planning Commission decision and by 4:00 p.m. An appeal shall be on a form provided by the Planning and Building Department, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the case planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Planning Commission or wherein their decision is not supported by substantial evidence and must include payment of the required fee in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so will preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Planning Commission prior to the close of the Planning Commission's public hearing on the matter.

Any party seeking to challenge a final decision in court must do so within ninety (90) days of the date of the announcement of a final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

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| 8. | Location: | 4230 Park Blvd. |
| | Assessor's Parcel Number(s): | 024-0539-045-00 |
| | Proposal: | To allow a limited service restaurant "Mountain Mike's" within the ground floor of a commercial space and include the sale of beer and wine (Type 41 ABC License). |
| | Applicant / Phone Number: | David J. Elliot (831) 905-9668 |
| | Case File Number: | PLN17328 |
| | Planning Permits Required: | Major Conditional Use Permit to allow an Alcoholic Beverage Sales Commercial Activity with Findings of Public Convenience or Necessity (Sec. 17.103.030 (B) (2) & (3); Additional Conditional Use Permit Findings for Activities in CN zones (Sec. 17.33.01(L4) & 17.33.030) & Major Variance(s) for distance separation (Sec.17.148.050). |
| | General Plan: | Neighborhood Center Mixed Use |
| | Zoning: | CN-1 Neighborhood Center Mixed Use 1 Zone |
| | Environmental Determination: | Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Exempt, Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning. |
| | Historic Status: | C2+; within an Area of Secondary Importance |
| | City Council District: | 5 |
| | Finality of Decision: | Appealable to City Council within 10 Days |
| | For Further Information: | Contact Case Planner Moe Hackett at (510) 238-3973 or by email at mhackett@oaklandnet.com . |



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| 9. | Location: | 325 – 22nd St |
| | Assessor's Parcel Number(s): | 008-0653-008-00, –009-00, –015-01 |
| | Proposal: | High-rise commercial and office building |
| | Applicant: | CIM Group, Sean Buran (323) 860-1811 |
| | Owner: | CIM Group |
| | Case File Number: | PLN17384/ER16016 |
| | Planning Permits Required: | Design Review, Major CUP, Minor Variance for setback |
| | General Plan: | Central Business District |
| | Zoning: | CBD-C (Central Business District Commercial Zone) |
| | Environmental Determination: | Addendum to 2011 CDURP Amendments EIR (PRC 21166, CEQA Guidelines Sections 15162, 15164, 15168, 15180); CEQA Exemption (CEQA Guidelines Sections 15332, 15168, and 15180); Document can be found and reviewed at this link (see item #69): http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 . |
| | Historic Status: | None (surface parking lot). |
| | City Council District: | 3 – Lynette Gibson McElhaney |
| | Finality of Decision: | Appealable to City Council |
| | For Further Information: | Contact case planner Catherine Payne at (510) 238-6168 or by email at epayne@oaklandnet.com . |

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| 10. | Location: | 2044 Franklin St |
| | Assessor's Parcel Number(s): | 008-0651-018-01 |
| | Proposal: | Proposal to construct a new 29-story mixed-use primary building containing 179 residential units with a secondary low-rise 3-story townhouse building with 5 units and ground floor commercial. The entire project would have 184 units approximately 57,000 square feet of office and 6,750 square feet of commercial at the ground floor. |
| | Applicant: | RAD Urban, Lin Chuin Loh (510) 343-5593 |
| | Owner: | Village Glen Oakland 2 LLC |
| | Case File Number: | PLN17050 |
| | Planning Permits Required: | This proposal will require a Regular Design Review permit for new construction; Major Conditional Use Permit for development exceeding 200,000 square feet; a Tentative Parcel Map to merge two lots and three minor variances for loading, driveway access on the primary street and for a reduction in the amount of landscaping in the public open space. |
| | General Plan: | Central Business District |
| | Zoning: | CBD-C; Height Area 7 (No Limit) Central Business District |
| | Environmental Determination: | A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guidelines: (1) 15332–Urban Infill Development, (2) 15300.2 (Exceptions), (3) 15183–Projects Consistent with a Community Plan, General Plan, or Zoning; (4) 15183.3 Quality Infill Streaming. Each of the foregoing provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, 2nd floor, during regular business hours, or it can be found as Item #70 on the City's Environmental Review Documents webpage via the following link: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157 |
| | Historic Status: | Non-historic Property |
| | City Council District: | 3 |
| | Finality of Decision: | Appealable to City Council within 10 Days |
| | For Further Information: | Contact case planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandnet.com . |



APPEALS

The Commission will take testimony on each appeal. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, to the public hearing; provided, however, such issues were previously raised in the appeal itself.

Following testimony, the Commission will vote on the staff report and recommendation. If the Commission reverses/overturns the staff decision and no alternate findings for decisions have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision. Unless otherwise noted, the decisions in the following matters are final and not administratively appealable. Any party seeking to challenge these decisions in court must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

COMMISSION BUSINESS

Approval of Minutes

Correspondence

City Council Actions

ADJOURNMENT By 10:30 P.M. unless a later time is agreed upon by a majority of Commissioners present.

ROBERT MERKAMP
Development Planning Manager
Secretary to the Planning Commission
Planning and Building Department

NEXT REGULAR MEETING: December 20, 2017

Revised November 20, 2017, to reflect conrinuance of Item #7 to the December 20, 2017 Planning Commission meeting.

Revised December 1, 2017, to reflect cancellation of the meeting and rescheduling of the items to January 10, 2018.