

IRWINDALE COUNCIL CHAMBER
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

October 19, 2022
Wednesday
6:31 P.M.

The Irwindale **PLANNING COMMISSION** met in regular session at the above time and place.

PLEDGE OF
ALLEGIANCE

I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

INVOCATION
COMMISSIONER
FUENTES

Dear heavenly Father, we just come before you this evening thank you so much for your love, your grace, and your mercies, Father God. Dear Lord, I just pray for the city. We pray for the city. Dear Lord, we pray for our City Manager, our Police Chief, all of our Staff, our Planning Staff, everybody that works here, Dear Lord. We just ask that you would bless them, Dear Lord. We also ask, Dear Lord, that you would just give us guidance in decisions we need to make here, Dear Lord. We ask for your grace to be upon this city. In Jesus name, Amen.

ROLL CALL:

Present: Commissioners; Robert E. Hartman; David Fuentes; Richard Chico; Vice Chair Enoch Burrola; Chair Suzanne Gomez

Also present: Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Brandi Jones, Senior Planner; Jesus Hernandez, Administrative Secretary

ANNOUNCEMENTS

CHAIR GOMEZ

This evening. Do we have any announcements at this time?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do not.

SPONTANEOUS COMMUNICATIONS

CHAIR GOMEZ

At this time, Mr. Hernandez will be sharing Spontaneous Communications.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

This is a time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or actions on such communications unless 1) the Commission by majority vote finds that a catastrophe or emergency exists; or 2) the Commission by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Commission cannot (except as stated) participate it is requested that all such communications be made in writing as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she must proceed tonight, then each speaker will be limited to 3 minutes, unless such time limits are extended. We are in a hybrid format, so we have both in-person and hybrid audience members, and they will participate in the following order. Tier 1: In-person attendees. Tier 2: Teleconference attendees. Tier 3: In-person attendees who have not previously provide comments on the matter(s) being discussed by the legislative body, and lastly Tier 4: Teleconference attendees who have not previously provide comments on the matter(s) being discussed by the legislative body.

CHAIR GOMEZ

Thank you, Mr. Hernandez. At this time, do we have anybody in tier 1, 2, or 3 on Spontaneous Communications?

ADMINISTRATIVE
SECRETARY
HERNANDEZ

We do not.

CHAIR GOMEZ

Thank you and as to Tier 4.

ADMINISTRATIVE
SECRETARY
HERNANDEZ

No.

CONSENT CALENDAR

CHAIR GOMEZ

Thank you. We'll move forward to the consent calendar. At this time, we have no minutes that need for approval.

NEW BUSINESS

CHAIR GOMEZ

We will move forward to New Business, no business present at this meeting and so therefore we move forward to Public Hearing.

PUBLIC HEARINGS

CHAIR GOMEZ Public Hearings at this time we have no Public Hearings, and we'll move to Item 4, Discussion Items and Presentation.

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR GOMEZ At this time we'll have the presentation for Conditional Use Permits, Revocation, and Expiration dates.

DEVELOPMENT
DIRECTOR
SIMPSON Thank you Chair and Commission, tonight we have the special privilege of having a presentation by our Assistant City Attorney Traxler.

CHAIR GOMEZ That's lovely, thank you. We look forward to that.

ASSISTANT
CITY ATTORNEY
TRAXLER Good evening, Madam Chair, members of the Commission. Can everyone hear me okay?

VICE-CHAIR Yes.

ASSISTANT
CITY ATTORNEY
TRAXLER Okay. This is just going to be a presentation on the Conditional Use Permit, on the Conditional Use Permit process, the Planning Commission's role in that process, and then revocation, modification, expiration dates, things of that nature. So, this is just intended to be a general presentation and discussion. If at any point you have questions, just interrupt me and I can answer them as we go. Okay, so Conditional Use Permits, as one of the Planning Commissions many rules, one of the things that they do is they make decisions on Conditional Use Permits. Like I said, this just provides some guidance on the process any modifications, revocations, things like that. What are Conditional Use Permits? The City of Irwindale is divided into zones, and the Zoning Ordinance defines the permitted uses within each zone. There are some uses within each zone that are permitted by right, and that means that an owner or user of the property wouldn't need to come to the City to get permission to use that property, as is permitted by right in the Zoning Code. And those uses are listed. And for any specific questions about the Zoning Code, I'm going to have Brandi help me because she's super familiar with it. Sorry, Brandi, I didn't mean to put you on the spot. So typically, like I said, the Zoning Ordinance defines the kind of use within each zone, but then there are some uses that go to the Planning Commission for review and a decision whether that use would be appropriate in the zone. The purpose of a Conditional Use Permit is to ensure that the propose use will be rendered compatible with other existing and permitted uses, located in the general area of the proposed use. And that's per the

Irwindale Municipal Code. This allows the Planning Commission to specially consider a proposed use that isn't listed in the Zoning Code or is required under the Zoning Code to be subject to a CUP and render any specific conditions, governing controls, things of that nature with respect to that particular property. So, when the Planning Commission issues the CUP, they can impose conditions. It's inherent. Conditions may be imposed as necessary to ensure that the use is compatible with the surrounding environment. The conditions must be reasonable and reasonably related to the impacts created by the use, and so that's what we legally refer to as the nexus. And conditions may be imposed for the protection of the public health, safety, or welfare of the community. There is a provision in the government code which says that conditions cannot be required for the dedication of land, meaning an applicant cannot dedicate a piece of their land to the City if it's not reasonably related to the use of the property. So any land dedication has to be reasonably related to the use. For example, dedicating a portion of the public right of way to construct like a gutter or street or something like that would probably be reasonably related to the use. But for example, if an owner had another property across the way that really didn't have anything to do with the proposed use, we wouldn't be able to require them to dedicate any of that land. And the second is the posting of a bond or financial assurances to guarantee public improvements, for the same reason, because they're not reasonably related to the use of the property. So, when the Planning Commission approves the CUP, they must make written findings, and that's through the adoption of the resolutions that come before you. A Public Hearing, a Noticed Public Hearing has to be conducted and the legal standard is considering the facts presented in the staff report, in the application, the public hearing, any public testimony, and applying those facts to the criteria require to approve the application. And any approval has to be supported by substantial evidence. So these findings enable number one, the public to determine whether or what basis they should challenge a CUP, if that's what they choose to do and also, on a court's review of any approval or decision really on a CUP. Those findings form the basis of the court's review, so it's kind of like a limited universe within what's in the resolution. And like I said, the record has to contain substantial evidence to support the findings. When the Planning Commission grants the CUP, the Conditional Use Permit runs with the land. That means that any subsequent landowner who takes the property, takes the property subject to the CUP. And it also means that more than one user using the property can use the property subject to the CUP. So, it is not person specific, or individual specific, or business specific. It is land specific or property specific. So, for that reason, as long as the use is being operated in accordance with the CUP, it can continue indefinitely, potentially forever, even if the City's Zoning Code or something like that changed as long as the CUP is being complied with they would still be able to use the property in that way. So, the use can be transferred from one property owner to another as long, as the use continues like I said. Part 2, termination,

revocation, and automatic expiration dates. So how do we end the CUP? Well, under the Irwindale Municipal Code, there are generally three ways in which a CUP ends, it's either revoked, the permittee violates the terms of the permit such that it's like automatically terminated in a way, or the permit is abandoned. When the Planning Commission wants to revoke a permit, they must hold a Noticed Public Hearing and the permittee must have notice of the hearing so they can come before you and have an opportunity to be heard on any, you know, grievances.

CHAIR GOMEZ

Will you be addressing, excuse me, will you be addressing the abandonment? What does that mean?

ASSISTANT
CITY ATTORNEY
TRAXLER

Abandonment would essentially mean that the owner or the user is just no longer using the property for that purpose. In that case the use is abandoned, and the CUP would end in that way. Or another example would be we issue the CUP and they have a certain amount of time limit to record the conditions on the property and make sure that they're complying with the conditions, and if they don't do that within a certain amount of time the CUP is considered abandoned.

COMMISSIONER
FUENTES

(unintelligible)

ASSISTANT
CITY ATTORNEY
TRAXLER

I'm sorry, can you speak a little bit louder?

COMMISSIONER
FUENTES

Let's say an owner, we grant them a CUP for whatever they're doing and then they move out or get rid of it, the property, does that transfer to the next owner or would that be an abandonment?

ASSISTANT
CITY ATTORNEY
TRAXLER

It would depend on when the transfer took place. If they moved out before they transferred the property, basically no longer using the property as stated in the Conditional Use Permit, that would be abandonment. If they just transfer the property, for example through a sale, and they clean up their business, but then the new owner starts the same type of business that would not be abandonment the CUP would keep going.

COMMISSIONER
FUENTES

I'm just gonna, in the City we have a liquor store that's no longer in business. It's been sitting there and who knows what's going to happen with it, and it's just something I am just thinking right now. What if they sold it, and it's been several years at least, and the new occupant wanted to go ahead and start it back up, would we have to grant them a new CUP? I don't even know if it has a CUP to tell you the truth.

ASSISTANT
CITY ATTORNEY
TRAXLER Yeah, so I would first check to see if there was a CUP on the property.

COMMISSIONER
FUENTES So let's say there was one.

ASSISTANT
CITY ATTORNEY
TRAXLER Assuming there was one and the property is no longer operational, that would probably constitute an abandonment such that we would have to issue a new CUP.

VICE-CHAIR
BURROLA Question with that abandonment, what happens to CUPs when we change, I know you talked about it, but when we change the Zones? When we're going through the Zoning Map and we're changing, you know, from M-1 to M-2 or, you know, Agriculture to Residential. Does that CUP carry over?

ASSISTANT
CITY ATTORNEY
TRAXLER Yes.

VICE-CHAIR
BURROLA And what if there's conflicts in that CUP with the new Zoning, how will we handle that?

ASSISTANT
CITY ATTORNEY
TRAXLER Yes, so Commissioner Fuentes is correct the use would be grandfathered in. The CUP would still be valid. The City's Zoning Code refers to this as a legal nonconforming use. In this circumstance and Brandi...

SENIOR PLANNER
JONES So if the use has been determined to be non-conforming because we modified the Zoning Map and so there's is a CUP, actually if there was no CUP, and it was previously used as a liquor store, the Zoning changed, and it was vacated for six months then it would no longer be legal nonconforming. So you wouldn't be able to come in and continue that previous use.

VICE-CHAIR
BURROLA That's good to know because we're redoing our Zoning Map and I am sure we're going to come into some of these situations when, you know, that comes out so it's good to know that.

SENIOR PLANNER
JONES I mean I think there really won't be a way for us to avoid creating nonconformities by updating the Code, but I think with the new uses that we are going to be incorporating we probably will be able to avoid too many nonconformities. Because our Code currently, there's a lot of uses that aren't even listed. So, I think like over the years we've learned what should be incorporated, so that would actually help some of the existing users have a use that's more closer conforming to the current code, so.

VICE-CHAIR
BURROLA

Thank you.

ASSISTANT
CITY ATTORNEY
TRAXLER

Also, with legal nonconforming uses, there are some limitations. Generally speaking, a person subject to a legal nonconforming CUP wouldn't be able to expand their business, they have to keep it the same size. What are some of the others? Yeah, and they're not allowed to intensify their use as well. So they're kind of just stuck as they were when the CUP was granted. Okay, expiration dates. So these are CUP's that automatically expire without a hearing by the Planning Commission, at the end of a certain period of time. So for example, three months, six months, a year, sometimes longer because...

COMMISSIONER
CHICO

What is written in our code for abandonment? Six months? Okay. That's what I want to know.

ASSISTANT
CITY ATTORNEY
TRAXLER

Yeah. So this would be different than an abandonment. The expiration date would just be a condition of approval in the CUP itself. This is what I'm talking about with regard to expiration dates. So assuming the use is still going, it's not abandoned. We do have some CUPs that are subject to these expiration dates. So, because CUPs run with the land and use is theoretically indefinite, they can continue to use the property in that way forever, establishing a time limit on the permit is usually not an appropriate condition.

COMMISSIONER
CHICO

Is it illegal?

ASSISTANT
CITY ATTORNEY
TRAXLER

Most of the time, yes.

COMMISSIONER
CHICO

How would the applicant contest that?

ASSISTANT
CITY ATTORNEY
TRAXLER

That would be challenged through first an appeal process and I will get to that at the end of the presentation. But first an appeal process to the City Council and then the City Council's decision becomes final, and then it would be subject to judicial review through the court system. So, expiration dates are legal in very limited circumstances. For example, a temporary use like a billboard that would only be up for maybe three months, but most of the time, and generally speaking in most circumstances expiration dates are not appropriate.

COMMISSIONER CHICO	I can give you an example, for instance, excavation or excavation of the pits; it's got to be depleted sometime in point, at which time the CUP should expire. It's a guessing game, I understand that. That's a good example of when it should expire.
ASSISTANT CITY ATTORNEY TRAXLER	Yeah, so the Reclamation Plan would govern that instance more than the CUP.
COMMISSIONER CHICO	That was just an example.
ASSISTANT CITY ATTORNEY TRAXLER	Yeah.
COMMISSIONER CHICO	That was just an example.
ASSISTANT CITY ATTORNEY TRAXLER	So I'll get into that though.
COMMISSIONER FUENTES	So do we have any Conditional Use Permits that have expiration dates here in the city?
ASSISTANT CITY ATTORNEY TRAXLER	We do, yes.
COMMISSIONER FUENTES	Is it a lot of them, or several of them, or a handful?
ASSISTANT CITY ATTORNEY TRAXLER	I cannot speak to how many. Do you know?
VICE-CHAIR BURROLA	Automobiles where the junkyard is by the United Pit, I think they have one if I recall. If I am not mistaken, I think there was a time limit on those, but I am not sure. I forgot what street it is, is it Alpha Street or D Street. Alpha Street huh. I think they do.
ASSISTANT CITY ATTORNEY TRAXLER	Probably 5 to 10 off the top their heads.
CHAIR GOMEZ	Share a few with us, if you would Ms. Brandi, what those are at the top of your head.

SENIOR PLANNER JONES	Of the top, Angels Concrete, Live Oak Lane, All American Asphalt, Live Oak Lane.
CHAIR GOMEZ	Have expiration dates?
SENIOR PLANNER JONES	Have expiration dates. The El Monte Truck Driving School, Arrow Highway. That's all I can think of right of. Those have probably been approved within the last 8 to 10 years.
CHAIR GOMEZ	So, they're expiration date is?
SENIOR PLANNER JONES	So basically, for example like Angel's concrete, they came in, did a CUP, we requested just normal, with no expiration date. The Planning Commission actually made a recommendation to include a condition. So, it was like they must come back year after year to renew.
CHAIR GOMEZ	That is legal though then. Some of them the expiration dates, you might indicated that sometimes they're not legal, but in this case it was legal.
SENIOR PLANNER JONES	I mean...
CHAIR GOMEZ	You don't recommend it cause it's a lot more work, and it may not seem necessary, but they may have had a reason behind it, and then that's case it was legal.
ASSISTANT CITY ATTORNEY TRAXLER	I have not reviewed the CUP, so I can't speak to their legality. Based on my general analysis of what's going on at this point, which is what I'll get into next; I would say that probably most of these property owners do have a vested interest in their CUP's, which would mean that the expiration date or any revocation cannot occur without a Noticed Public Hearing. Consistently, courts have held that even with an expiration date, the CUP doesn't just end, the owners are allowed to continue using the property as subject to the CUP if they have a vested interest. So, what this means, vested interest, is that they have a reasonable expectation to be allowed to continue using their property in accordance with the permit.
CHAIR GOMEZ	So I mean, so then just hypothetically actually the Planning Commission, I would imagine, did not put a CUP so they could take it away from them. It's just to keep it up yearly to see what was going through as in terms of the expiration date because they have to come and reapply each time or just... Okay. Yeah. Thank you.

ASSISTANT
CITY ATTORNEY
TRAXLER

A vested interest in the permit is a long-term use, so typically if an owner, a property owner, has incurred substantial expense in investing into their business or relying on the CUP, you know year after year, courts have found that that constitutes a vested right. And if the City keeps approving the permit or renewing the permit over and over again, they still have a reasonable expectation that they will be able to continue the use. Which means the expiration date is kind of a moot point in a way because they have this vested interest. So what if we have an expiration date that is clear, an explicit term in the CUP? Even if the permittee, the property owner, agreed explicitly to the expiration date, courts have found that they still may have a vested interest such that the City cannot just go and revoke their permit. It cannot be modified or revoked without a Noticed Public Hearing. And really, that's the key, it's this due process issue. Once you have a vested right, you have due process rights, which means you have to have a fair hearing before the Planning Commission, it's like a quasi-judicial process in a sense. A CUP is conditional by definition, which means, a violation of the conditions can lead to its revocation or modification. So, a CUP can be revoked following due process, which means a noticed fair hearing before an impartial decision maker, such as yourselves if the permittee fails to comply with the reasonable terms or conditions of the permit, or if there is a compelling public necessity detrimental to public health, safety, or welfare something along those lines.

CHAIR GOMEZ

So what is our process? How do we police, patrol, or continually enforce a CUP? Is it done by our department? Maybe you can explain that madame chair.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you for that. Our Code Enforcement Department is the one. They get a copy of all the conditions of approval and that's part of their duties is to make sure that they are complying with the conditions.

CHAIR GOMEZ

Do they have an assignment, you know, do they go every year to each business? And every five years, especially long term businesses, how is that handled?

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

They don't have a set schedule, for each one that they go through that. Every year, a business will have to get, they have to renew their business license, and so that's typically something that when they come in and apply for it. At that time that Code Enforcement would be aware they're still there. They still make their patrols, because not all businesses have a CUP, but they do keep track of that. We have two code enforcement officers, so they divvy up the City in that way.

- CHAIR GOMEZ There's not a systematic approach in keeping account of the CUPs that exists?
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON No, they do. They have a list of them. You know, the other thing that, sometimes a call will come in about a business, and they'll ask Code Enforcement, you know, to look at it. And then Code Enforcement will pull the entitlement, and make sure, before they even go out there, to be familiar, with what's required. Code Enforcement doesn't, you know, explicitly just look at CUP's, they look at the Municipal Code, so there's other things, the Noise Ordinance for example, so they'll be checking depending on if there's a complaint with that.
- CHAIR GOMEZ So who follows through on the business license and that's not to say, I'm sure that all businesses come in yearly to get their renewal. However, if they're doing incredible business and they forget who follows up with that policy enforcement?
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON It's a combined effort, between whoever is doing it, which is Mr. Hernandez right now, who is doing the business licensing, because those go out, what is it, twice a year that we send notices out?
- ADMINISTRATIVE
SECRETARY
HERNANDEZ Starting in May, and then we sent three notices for them to renew.
- CHAIR GOMEZ And if and if they miss or they don't come in, what's the process?
- ADMINISTRATIVE
SECRETARY
HERNANDEZ We send a list of everyone that has not renewed in the city, to the Code Enforcement Officers. They go and check each one of them, first giving a Courtesy Notice and if that doesn't comply, they cite item.
- COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Also what has helped is the familiarity that our Code Enforcement Officers have with the City that they do know, if there's a new business, sometimes we'll get something that, someone will come in for a tenant improvement and they'll come into the building division, for example, and you know they coordinate with Planning. Planning will coordinate with Code Enforcement and Business Licensing. So there's, a lot of checks with that.
- CHAIR GOMEZ Thank you.

ASSISTANT
CITY ATTORNEY
TRAXLER

So in terms of how that would play out before you all, for example, if a property was in severe violations, and it got to the point where we thought that it would be more appropriate to revoke or modify the CUP, we would bring all of those citations, all of the communications, the back and forth before you, and recommend revocation or modification depending on the circumstances. And then the applicant or owner would be able to state their case essentially, and argue any points that they wanted to, and then ultimately you would be able to make a decision on that. So lastly, appeals. Under the City's Zoning Code, the Planning Commission is delegated the authority to issue, deny, modify, or revoke a CUP. So, any appeals of the Planning Commission's decision would be presented to the City Council. The City Council's decision on the matter is final. Only subject to judicial review in the courts. And that's it. If you have any other questions, I would be happy to answer.

CHAIR GOMEZ

Any of the Commissioners have additional questions? Thank you very much. It was very informative. We appreciate that.

COMMISSIONER
HARTMAN

Very nice presentation.

ASSISTANT
CITY ATTORNEY
TRAXLER

Thank you. Appreciate that.

COMMISSIONER
FUENTES

It was very easy to follow.

ASSISTANT
CITY ATTORNEY
TRAXLER

If anyone ever has any questions, you guys can feel free to reach out to me. E-mail me at any time.

CHAIR GOMEZ

Thank you.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

CHAIR GOMEZ

We're going to move on with our Agenda, and we're on item Number 5, Community Development Director Report.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commissioners, the only thing I have to report is, we are looking at an additional workshop for the Housing Element Update. We are looking at November 10th, which is a Thursday for that, and notice will be sent out, a flyer will be sent out to everyone for that.

CHAIR GOMEZ That would be great. I know that I get feedback. I know it's on social media, and sending out a flyer, and posting it at all the sites that people participate in the community, at the library, and senior center, and the Park and Rec would also be helpful. Unfortunately, some people indicate they don't know about it, which I know you do a great job of post it so they might miss it, especially on social media. But if we could reach out a little bit more that would be wonderful.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Thank you, we will.

CHAIR GOMEZ Thank you.

**LEGAL COUNSEL
COMMENTS**

CHAIR GOMEZ 6. Legal Counsel Comments.

ASSISTANT
CITY ATTORNEY
TRAXLER No further comments from me, thank you.

**COMMISSIONER
COMMENTS**

CHAIR GOMEZ And do any of the Commissioners have any comments on Number 7?

COMMISSIONER
HARTMAN I have one. This was brought up probably a few years ago, and as far as I can tell I don't think anything was ever done about it. Gladstone Street, east of Irwindale Avenue up until the City of Irwindale property or City limits sign. If you're traveling west on Gladstone and you see that Welcome to Irwindale sign, you look at the striping on the street. Right when you hit that sign, that striping stops and it's gone. I mean, you can barely see it all the way up to Irwindale Avenue. Both sides of the street, including the yellow down the center. I understand there's a lot of trucks going through there, but Irwindale's part, you can't see anything. The striping is the lanes are indistinguishable.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON I'll talk to you Public Works/Engineering for that.

COMMISSIONER
CHICO Or raise the gas tax.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Excuse me.

COMMISSIONER
CHICO Better raise the gas tax so we have more money.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON I was going to say it is taking the place of Irwindale Speedway. No lanes. Okay, I want to make sure, so it is when you are going westbound on Gladstone towards Irwindale and...

COMMISSIONER
HARTMAN As soon as you hit the "Welcome to Irwindale," that's where you can see the striping stops right there.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Okay, stops...

COMMISSIONER
HARTMAN And it's basically it's worn down from all the trucking.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON Yeah, it's near the Waste Management, MRF over there too with that. That area I think might be shared with Azusa, you know, but I'll relay that to Public Works/Engineering, they've got their contacts.

COMMISSIONER
HARTMAN Thank you.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON You're welcome.

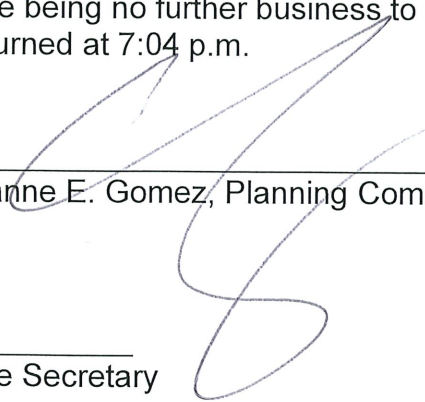
CHAIR GOMEZ And you can let us know at the next meeting. Thank you. Anybody else have any other comments? I want to thank Public Works, I had asked, I had gotten a call about the entry into the park in and out of their car. It's really red, but it's more of a drop off and they did paint that so people won't park there. If there's nothing else, we're going to adjourn the meeting tonight. Meeting is adjourned.

PLANNING COMMISSION MINUTES
REGULAR MEETING

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ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:04 p.m.



Suzanne E. Gomez, Planning Commission Chair

Attest:



Jesus Hernandez, Administrative Secretary

Approved as presented at the meeting held June 21, 2023