

# *City of Albany*

## Planning and Zoning Commission Minutes March 11<sup>th</sup>, 2015 Meeting

Note: These minutes are subject to Planning and Zoning Commission approval. The minutes are not verbatim. An audiotape of the meeting is available for public review.

### **Regular Meeting**

- 1. CALL TO ORDER-** The meeting of the Planning and Zoning Commission was called to order by Chair Donaldson in the City Council Chambers at 7:00 p.m. on Wednesday, March 11, 2015.

- 2. PLEDGE OF ALLEGIANCE**

- 3. ROLL CALL**

Present: Friedland, Giesen-Fields, Menotti, Kent, Donaldson

Absent: None

Staff Present: City Planner Anne Hersch

Community Development Director Jeff Bond

- 4. CONSENT CALENDAR**

(Consent Calendar items are considered routine and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted unless otherwise modified by the Commission. There will be no separate discussion on these items unless a Commission Member or a member of the audience requests removal of the items from the Consent Calendar.)

- A. PA 14-074 Design Review, Conditional Use Permit, & Parking Exception for 1112 Evelyn-**

The applicant is seeking Design Review, Conditional Use Permit, and Parking Exception approval for an 807 sq. ft. second story addition at 1112 Evelyn. The subject lot is 2,500 sq. ft. with an existing 807 sq. ft. 2 bedroom, 1 bathroom home built in 1922. The applicant received Design Review approval in July 2011 to add 168 sq. ft. at the rear of the existing home. As part of this scope, the applicant is proposing to build directly above the existing home and will add 807 sq. ft. to the existing second story. This will include 3 bedrooms, 2 bathrooms, and new storage. The first floor will be reconfigured to include an expanded kitchen, living and dining room. The new maximum height of the home will be 25'4" and the appearance will change to Spanish Revival. A Conditional Use Permit is required to extend the non-conforming north wall vertically. A Parking Exception is required to allow the second parking space to be located in the front yard setback.

**Recommendation: Approve subject to the attached findings and Conditions of Approval.**

1  
2 **CEQA: Categorically exempt pursuant to Section 15303 "New Construction or**  
3 **Conversion of Small Structures," of the CEQA Guidelines**

4  
5 Commissioner Giesen-Fields pulled the item from the calendar.

6  
7 Anne Hersch presented the staff report.

8  
9 Commissioner Giesen-Fields wanted to pull to item in order to formally put his  
10 thoughts on record. Expressed support of the project after visiting the site.

11  
12 Chair Donaldson explained what had happened at a previous meeting during a  
13 study session for this project.

14  
15 PUBLIC HEARING OPENED

16  
17 No one wished to address the commission.

18  
19 PUBLIC HEARING CLOSED

20  
21 **Motion to approve PA 14-074 Design Review, Conditional Use Permit, and Parking**  
22 **Exception for 1112 Evelyn: Giesen-Fields**

23  
24 Seconded: Friedland

25  
26 AYES: Friedland, Giesen-Fields, Menotti, Kent, Donaldson

27  
28 NAYES: None

29  
30 **Motion Passed, 5-0**

31  
32 **5. PUBLIC COMMENT**

33 For persons desiring to address the Commission on an item that is not on the  
34 agenda please note that each speaker is limited to three (3) minutes. The  
35 Brown Act limits the Commission ability to take and/or discuss items that are not  
36 on the agenda; therefore, such items are normally referred to staff for comment  
37 or to a future agenda.

38  
39 **Alice Savedra-** Concerned about the massage parlors opening up in Albany.

40  
41 Anne Hersch addressed the concerns by explaining the fluctuating California  
42 laws and how they are hoping to come back to the commission soon with tighter  
43 regulations for massage businesses.

44  
45 **6. DISCUSSIONS & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:**  
46

1       **A. PA-15-014 Design Review & Conditional Use Permit for 540 Cleveland Avenue -**

2       The City is proposing a new 17,070 square foot two story building on a 0.864 acre  
3       parcel to serve the City of Albany Public Works Dept. The site, previously  
4       occupied by Western Forge and Flange, is currently vacant. The project includes  
5       ground floor warehouse for storage of materials and vehicles and second floor  
6       office and storage space. Twenty on-site parking spaces plus additional tandem  
7       parking are incorporated into the proposal. The exterior design of the building  
8       has been modified since earlier Commission review, and is now proposed to be  
9       finished in a modern architectural style with corrugated metal finish.

10  
11       ***Recommendation: Approve subject to the attached findings and conditions of***  
12       ***approval.***

13  
14       ***CEQA: A Mitigated Negative Declaration was prepared pursuant to the***  
15       ***California Environmental Quality Act Guidelines (CEQA) and approved by the***  
16       ***City Council on December 15, 2014.***

17  
18       Jeff Bond presented the staff report.

19  
20       Janet Tam, Elizabeth Mcloud, Karen Burkes, and Ryan Marshall comprise the  
21       design team for this project.

22  
23       Janet Tam explained the revised design. Elizabeth Mcloud highlighted features  
24       of the site, explained the parking space placement and areas for truck loading.  
25       She further explained landscaping details for the property area.

26  
27       Karen Burkes offered additional information about design features and flow of  
28       the proposed building.

29  
30       Janet Tam explained the proposed building materials and how they plan to tie in  
31       accent colors.

32  
33       Elizabeth Mcloud discussed the LEED goal of the city and expressed confidence  
34       that the project will meet that goal.

35  
36       Commissioner Giesen-Fields asked about the potential of decreasing overall  
37       height in regards to a previous council meeting earlier in the year. Karen Burkes  
38       explained that the proposed height in the revised design is actually a decrease  
39       from the original plan due to the removal of the mezzanine while still  
40       accommodating the large trucks and storage within the space.

41  
42       Commissioner Giesen-Fields asked if the construction is going to be a space  
43       frame.

44  
45       Ryan Marshall explained they saved money on metal stud framing because it will  
46       be a completely sealed building.

1 Commissioner Kent asked about the potential of wood on the proposed design.  
2 Elizabeth Mcloud and Janet Tam explained they are considering it as an accent  
3 piece but they are not completely sure yet.  
4

5 Commissioner Kent asked Jeff Bond if the proposed design would  
6 accommodate future growth. Jeff Bond explained that the proposed design  
7 should accommodate some growth, however, the department is not expecting  
8 to grow by many employees in the coming years. Janet Tam also explained the  
9 expansion that this revised design has brought forward.  
10

11 Commissioner Friedland appreciated the cost-saving approach and asked staff  
12 about potential color palette, scheme, and font for public buildings in Albany.  
13

14 Commissioner Menotti asked about access to public transportation.  
15

16 Karen Burkes explained that there are no BART stations or walking-distance bus  
17 stops from the site specifically.  
18

19 Commissioner Menotti asked about the handicap accessible parking spot and  
20 the distance from the door. Janet Tam explained it was a space-saving decision  
21 but it does in fact meet code.  
22

23 Commissioner Menotti asked about potential solar installations. Jeff Bond  
24 explained they are still trying to figure out the details and whether they would  
25 contract with a private company, however, that is a detail to be reviewed at a  
26 later time. Janet Tam explained they are planning on solar installations as part of  
27 their LEED goal checklist.  
28

29 Commissioner Menotti asked about the potential for water recycling with this  
30 new development. Karen Burkes explained that there will be a mechanism for  
31 recycling water on site.  
32

33 Commissioner Giesen-Fields asked about other details not covered—lighting,  
34 rooflines/ rooftop, etc.  
35

36 Jeff Bond explained that they are hoping to bring this project back to the  
37 commission as a full package for final review.  
38

39 Chair Donaldson asked about the durability of the bright color paint proposed.  
40

41 Janet Tam explained that the kind of paint is very durable and the side of the  
42 building where the colors are displayed will only receive morning sun, not harsh  
43 sun from later in the day.  
44

45 Chair Donaldson expressed disappointment with the current design in contrast  
46 with the previously proposed design. He asked for an explanation for the newly  
47 proposed design.

1 Jeff Bond explained that it gives more flexibility for the building usage and  
2 expressed the city's need for storage space which would have been lost with the  
3 mezzanine.

4  
5 Janet Tam expressed the consistency this design has with current buildings in the  
6 surround area.

7  
8 Chair Donaldson asked about the potential fencing.

9  
10 Jeff Bond explained that the fencing choice would also be brought back to the  
11 commission along with other detail-oriented choices. The design team explained  
12 they are looking into better alternatives to a chain-link fence.

13  
14 Commissioner Giesen-Fields asked about funds for screening on the roof. Ryan  
15 Marshall explained that the team has discussed it, but it does not seem to be a  
16 foreseeable issue.

17  
18 Janet Tam explained they will perform a site study. Commissioner Giesen-Fields  
19 supported the idea given that it might be an eyesore from higher-rise buildings in  
20 the surrounding areas.

21  
22 PUBLIC HEARING OPENED

23  
24 Someone from the audience was concerned that between the two-highways  
25 the building would get dusty and dirty. Janet Tam expressed the potential need  
26 for future maintenance.

27  
28 PUBLIC HEARING CLOSED

29  
30 Commissioner Friedland expressed support of the design, especially the green  
31 features and a cost effective public building.

32  
33 Commissioner Kent liked the design as well and clarified specific design details.

34  
35 Commissioner Menotti expressed support of the design and the sustainability  
36 aspects.

37  
38 Commissioner Giesen-Fields appreciated the design given the restrictions.  
39 Expressed the need for more accent details that could allow the building not to  
40 fade into the industrial setting.

41  
42 Jeff Bond clarified that the commission is being asked to make a decision on this  
43 project in order to move forward to the council.

44  
45 Chair Donaldson expressed disappointment with the newly proposed design.  
46 However, he appreciated all the work the design team had committed to  
47 keeping the design interesting considering the decrease in budget. Chair  
48 Donaldson expressed concerns with a few of the conditions listed in the staff

1 report. Reviewed the conditions with staff to clarify what was needed and what  
2 should be left out.

3  
4 Commissioner Kent clarified if the commission would see this project again. Chair  
5 Donaldson explained they would not, with the exception of specific design  
6 elements such as the fencing and potential signage.

7  
8 Jeff Bond reminded the commission they can add conditions of approval for the  
9 project.

10  
11 Commissioner Friedland commented that she thinks the design of the building is  
12 appropriate given the usage: Public works.

13  
14 **Motion to approve PA 15-014 540 Cleveland:** Friedland

15 Seconded by: Kent

16 AYES: Friedland, Giesen-Fields, Kent, Menotti, Donaldson

17 NAYES: None

18 **Motion passed, 5-0**

19  
20 The Motion was amended by Commissioner Giesen-Fields to ensure that the  
21 applicant works with city staff to view options for material treatments for the base  
22 of the building as well as the capital of the building.

23  
24 Commissioner Giesen-Fields asked the applicant if they had considered any kind  
25 of treatment to the top of the building to add detail. Janet Tam explained that  
26 they receive a kit of parts they are trying to use creatively.

27  
28 Anne Hersch requested a few minute recess in order for staff to set up and allow  
29 members of the public to fill out speaker cards.

30  
31 **B. PA15-013 Design Review & Parking Reduction for 1211-1215 Solano Ave.** - The  
32 applicant is seeking Design Review and Parking Exception approval to add 842  
33 sq. ft. to an existing commercial mixed use building at 1215 Solano Ave. The  
34 subject site is 2,969 sq. ft. with an existing 2,873 sq. ft. mixed use office building  
35 with two apartments. The applicant is proposing to add 842 sq. ft. to the second  
36 story and consolidate two apartments into one. The overall height of the building  
37 will increase by 6 ft. from 19'1" to 25'1" and the appearance will change from  
38 mid-century modern to Craftsman style. One off-street parking space is provided  
39 in the attached garage. The overall building area will increase to 3,654 sq. ft. A  
40 Parking Reduction is required as a second off street parking space cannot be  
41 provided on-site.

42 **Recommendation: Approve subject to the attached findings and Conditions of**  
43 **Approval.**

44  
45 **CEQA: Categorically exempt pursuant to Section 15303 "New Construction or**  
46 **Conversion of Small Structures," of the CEQA Guidelines**

47  
48 Anne Hersch presented the staff report.

1  
2 Chair Donaldson asked if there was any information from earlier records about  
3 parking for this property. Anne Hersch commented that the apartments were  
4 added on before the current parking requirements were put in place and that  
5 the original building had changed in usage over the past years.

6  
7 Commissioner Giesen-Fields asked about the new parking requirements. Anne  
8 Hersch explained the various parking requirements for residential and  
9 commercial use.

10  
11 Rudy Widmann architect for project.

12  
13 Sunny Kim, office manager and friend of building owner. Moved to Albany for  
14 schools and discussed the contributions the building owner has made for the city  
15 and the schools specifically. Discussed the general proposed design.

16  
17 Rudy Widmann discussed the design details more specifically and how the  
18 design will interact with the streetscape on Solano Ave. He also discussed the  
19 current conditions and building materials of the existing residential units.

20  
21 Chair Donaldson asked about the two different phases of construction. The  
22 architect explained that the time-gap between the two phases has to do with  
23 financial reasons.

24  
25 Chair Donaldson expressed concern about the time-gap because of the  
26 potential for someone to rent out the existing ground floor unit without the city's  
27 consent or notice. Chair Donaldson also asked about the potential mechanical  
28 room and what would be held within. Rudy Widmann explained it would be used  
29 for the water heaters and mechanical equipment for both the residential and  
30 commercial areas.

31  
32 Chair Donaldson asked about a letter they received about a neighbor who was  
33 concerned about shading existing solar panels.

34  
35 Sunny Kim explained that Daniel Winkler talked to the neighbor and agreed to  
36 pay for the movement of those existing solar panels in the case that this building  
37 disrupts business by shading the panels.

38  
39 Commissioner Giesen-Fields asked if the applicant had considered changes to  
40 the public façade (ground floor) of the building.

41  
42 Rudy Widmann explained that they are going to upgrade the CMU and carport  
43 area.

44  
45 Commissioner Giesen-Fields asked about the choice of the specific roofline  
46 design.

1 Rudy Widmann explained they were trying to keep the new design in the  
2 contemporary style to match the current building style.

3  
4 Chair Donaldson asked if they had considered tandem parking on the side.

5  
6 Rudy Widmann explained there was simply not enough space and they are  
7 close to maxing out their FAR.

8  
9 Commissioner Kent asked about how many people work in the office.

10  
11 Sunny Kim explained that there are many employees but the amount of agents  
12 in the office fluctuates greatly on a day to day basis and many agents work at  
13 home.

14  
15 Commissioner Friedland asked if the applicant communicated with neighbors or  
16 addressed the issues they were most concerned about.

17  
18 Sunny Kim explained that was mainly Daniel Winkler and she wasn't sure if the  
19 project had been fully communicated to each neighbor.

20  
21 PUBLIC HEARING OPEN

22  
23 **Jenny Saledra-** Albany Resident. concerned with parking resulting from the  
24 business and the impact of shade from the potential new addition.

25  
26 **Massud Hussein-** Albany Resident. Concerned with parking in the neighborhood  
27 and on side-streets.

28  
29 **Glen Wilmoth-** concerned with parking and confused about the municipal code  
30 parking requirements.

31  
32 **David Krebs-** concerned about parking and suggested an option for the business  
33 as to not crowd existing spaces on Solano Ave.

34  
35 **Rita Norbee-** concerned with the addition shading current solar panels on the  
36 Laundromat business. Also concerned with parking.

37  
38 **Francesco Pappalia-** Albany resident and employee of Daniel Winkler. Spoke in  
39 support of the project and expressed concern that people were so quick to  
40 blame Daniel Winkler for an issue that is the responsibility of all the businesses.

41  
42 **Brian Parker-** concerned with parking on Solano.

43  
44 **Robert Cheasty-** concerned with parking and expressed the need for the city to  
45 address the bigger issue for all of Solano Ave.

46  
47 **Alice Sevedra-** concerned with parking.

48



1 Chair Donaldson explained that the city is currently undergoing a parking study.  
2  
3 Rudy Widmann addressed some of the parking concerns as well as the shading  
4 issue.  
5  
6 Sunny Kim explained that the business is planning on requesting their employees  
7 to park away from the Solano Ave, short term parking. She also addressed issues  
8 of shading.  
9  
10 Commissioner Friedland asked about the current tenant of the ground floor  
11 residential unit.  
12  
13 Sunny Kim explained that he is planning on moving regardless of the addition  
14 due to his job moving elsewhere.  
15  
16 PUBLIC HEARING CLOSED  
17  
18 Commissioner Giesen-Fields clarified the details of the project and the parking  
19 exception. He expressed hesitation because the project proposes to reduce a  
20 residential unit when Albany has a goal of increasing residential units.  
21  
22 Commissioner Menotti appreciated the public comment and discussion and  
23 asked if they have requirements or strategies for bicycle parking.  
24  
25 Anne Hersch explained they have had conditional agreements in the past, but  
26 there were recently two bicycle racks installed at the site of the application.  
27  
28 Chair Donaldson commented that more people should bike in Albany due to its  
29 convenience.  
30  
31 Commissioner Menotti asked about new policies regarding loss of residential  
32 units. Anne Hersch explained that as of now, there is not a specific policy.  
33  
34 Commissioner Kent commented that people need to park in driveways in order  
35 to save on-street parking for patrons of businesses. Urged the businesses to have  
36 employees park off Solano Ave.  
37  
38 Commissioner Friedland was disappointed by the reduction of housing units and  
39 the poor relation and communication with neighbors on this project.  
40  
41 Chair Donaldson disappointed by the loss of housing unit and had concerns  
42 about the design. Would like to see the design more in line with the existing  
43 ground floor structure.  
44  
45 Commissioner Giesen-Fields asked if the commission would feel differently if the  
46 applicant agreed to maintain the residential unit on the ground floor.  
47

1 Chair Donaldson expressed support for that idea and commented that he didn't  
2 have an issue with the parking exception given the restraints of the lot space.

3  
4 Commissioner Kent asked about solar rights and expressed having an issue with  
5 making the solar panel agreement part of the condition.

6  
7 Commissioner Giesen-Fields expressed concern with details of the design in  
8 regards to the surrounding buildings.

9  
10 Motion to approve PA 15-013 with Parking Exception: Kent  
11 Motion failed.

12  
13 **Motion to continue the item PA 15-013 for applicant to review the design and**  
14 **potential of saving residential unit:** Friedland

15 Seconded by: Menotti

16 AYES: Friedland, Giesen-Fields, Donaldson, Menotti

17 NAYES: Kent

18 **Motion passed, 4-1**

19  
20 **C. Study Session on General Plan Draft Waterfront Element Goals & Policies** - This is  
21 the 19<sup>th</sup> Planning and Zoning Commission Study Session on the Albany 2035  
22 General Plan Update. This Study Session will focus on an initial draft of the  
23 proposed goals and policies associated with the Waterfront Element of the  
24 General Plan. An opportunity for public comment will be provided.

25 ***Recommendation: The Planning & Zoning Commission review and provide***  
26 ***feedback on the proposed goals and policies. This item is a study session and***  
27 ***no formal Commission action is required.***

28  
29 ***CEQA: An Environmental Impact Report is being prepared and will be released***  
30 ***for public review in summer 2015.***

31  
32 Barry Miller, General Plan Consultant gave presentation on Waterfront element  
33 of the General Plan.

34  
35 Commissioner asked about the wording of one of the policy goals. Barry  
36 explained they can alter the wording of the specific goals.

37  
38 Commissioner Friedland asked about the openness of the policy about dogs and  
39 whether that was purposeful. Barry explained they are letting another more  
40 specific group deal with the dog issue, as this general plan is more of a  
41 transitional policy package.

42  
43 Commissioner Kent asked about the future of plants on Albany Bulb. Barry Miller  
44 explained that the focus is on native plants.

45  
46 Commissioner Friedland asked about the status of the plateau and the separate  
47 parcels of land. Barry Miller further explained the land differentiation and the

1 goals the plan lays out to more clearly change the map and designation of  
2 land.

3  
4 Commissioner Giesen-Fields asked about the commission potentially limiting  
5 certain areas of land-use. Barry Miller explained that is part of the goal in order to  
6 best use the land.

7  
8 Commissioner Giesen-Fields asked about the language on policy 6.4 and the  
9 limiting nature of a specific phrase.

10  
11 Chair Donaldson asked about how they filtered the information into six cohesive  
12 goals and clarified the document formatting. Barry Miller explained the process  
13 of consolidating goals.

14  
15 Chair Donaldson asked about the format of organization for this facet of the  
16 plan due to the separate ownership of land in the waterfront area. He also asked  
17 about a specific part of Measure C as it pertained to the waterfront plan.

18  
19 Jeff Bond explained the current state of the Waterfront Master Plan as being  
20 confusing due to the many documents with that name from decades ago.

21  
22 PUBLIC HEARING OEPN

23  
24 **Robert Cheasty**, President of Citizens for East Shore State Park. Commended  
25 Barry Miller for an excellent plan. Wanted to clarify the goal for the commission  
26 as a way to make the bulb a part of regional state parks.

27  
28 **Brian Parker**, Albany Resident. Discussed future possibilities of the waterfront and  
29 urged the commission to not allow language that limits the future uses of the  
30 space.

31  
32 Patricia Jones, Executive Director of Citizens for Eastshore Parks. Appreciated the  
33 language of the plan and supports the framework of the goal presented for the  
34 future of the waterfront.

35  
36 Carol O'Keefe- Albany resident. Spoke in support of several parts of the goals  
37 and also expressed concern about certain details of proposed policies.

38  
39 Edward Moore- Cultural Landscape Proponent for the Waterfront. Confused  
40 about zoning placements on historic land in regards to the commercial idea.  
41 Expressed concern about certain policies disregarding a study performed and  
42 environmental impact analysis.

43  
44 Chair Donaldson asked Edward Moore about why he believes the waterfront is a  
45 place for a cultural landscape. Edward Moore discussed the university but was  
46 kindly asked by Commissioner Friedland to keep it brief considering that it didn't  
47 directly pertain to the document up for discussion.

1 Barry Miller urged the commission to submit any more in depth comments via  
2 email in order to maximize efficiency at the time.

3  
4 Commissioner Kent expressed concern about wiping out existing plants and trees  
5 in the process of making the area native vegetation.

6  
7 Chair Donaldson commented that this part of the general plan should be land-  
8 ownership driven due to the different existing conditions. He discussed his analysis  
9 of the policy organization and offered a different option.

10  
11 Barry Miller suggested that the concern be aimed more specifically at one or  
12 two goals as appose to the entire grouping of goals.

13  
14 Commissioner Menotti expressed support of the goal framework laid out by Barry  
15 Miller.

16  
17 Commissioner Friedland expressed support of the goal framework as well.  
18 Commented that some of the language should be broadened in order to  
19 accommodate future development and growth.

20  
21 Commissioner Giesen-Fields agreed with Commissioner Friedland.

22  
23 Commissioner Menotti asked about economic sustainability in regards to the  
24 general plan. Barry Miller explained it is usually not addressed by cities in a  
25 General Plan.

26  
27 Commissioner Menotti asked about specific sub-goals and how they would  
28 affect land-use. Barry Miller clarified the question and explained the details of  
29 the policy suggested.

30  
31 Chair Donaldson asked about Albany beach parking and suggested that the  
32 general plan needs to address parking. He also commented on a few other  
33 policies that he suggested by re-worded for clarification.

34  
35 Commissioner Menotti expressed the importance of access to the waterfront  
36 and commented that it should be a main priority fleshed out in the plan more  
37 specifically.

38  
39 Commissioner Kent clarified the plan for part of the waterfront. Barry Miller  
40 clarified that the proposed plan is in addition to past plans for improvement.

41  
42 Jeff Bond reminded the commission that the bulb is ultimately a landfill and so  
43 the plan attempts to address this issue in regards to wave action.

44  
45 Commissioner Giesen-Fields commented on some of the language on a specific  
46 policy to make it more inclusive.

47  
48 **Motion to move remaining items to next meeting:** Friedland

1           Seconded by: Menotti

2  
3       **D. Election of Planning and Zoning Commission Officers for 2015**

4       **Recommendation: make nomination(s) and vote first for members to serve as**  
5       **Chair and second for member to serve as Vice Chair.**

6       Moved to next meeting.

7  
8       **7. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

9       (Staff discussion and Commission member announcement of status of previous  
10       agenda items and requests for future agenda items. No public comment will be  
11       taken on requests for future agenda items).

12       None.

13  
14       **9. NEXT MEETING:** March 25, 2015

15  
16       **10. ADJOURNMENT**

17       The meeting was adjourned at 11:00 p.m.

18       Next regular meeting: Wednesday, March 25, 2015, 7:00 p.m. at Albany City Hall

19  
20  
21       \_\_\_\_\_  
22       Submitted by: Anne Hersch, City Planner

23  
24       \_\_\_\_\_  
25       **Jeff Bond, Community Development Director**  
26