

CITY OF SHORELINE

**SHORELINE CITY COUNCIL
SUMMARY MINUTES OF STUDY SESSION**

Monday, June 2, 2008 - 6:30 p.m.
Shoreline Conference Center
Mt. Rainier Room

PRESENT: Mayor Ryu, Deputy Mayor Scott, Councilmember Eggen, Councilmember Hansen, Councilmember McConnell, Councilmember McGlashan, and Councilmember Way.

ABSENT: None.

1. CALL TO ORDER

At 6:36 p.m., the meeting was called to order by Mayor Ryu, who presided.

2. FLAG SALUTE/ROLL CALL

Mayor Ryu led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present, with the exception of Councilmember Hansen.

Councilmember Way moved to excuse Councilmember Hansen. Councilmember McGlashan seconded the motion, which carried 6-0.

3. CITY MANAGER'S REPORT AND FUTURE AGENDAS

Bob Olander, City Manager, provided updates and reports on various City meetings, projects, and events.

4. COUNCIL REPORTS

Councilmember McConnell said she attended the Human Development Steering Committee meeting and will report on the meeting next Monday.

5. GENERAL PUBLIC COMMENT

(a) David Crow, Shoreline, discussed the City Hall Project and stated that there were community meetings with OPUS and they were assured energy and water efficiencies would be included in the project. He stated that the current LEED water efficiency score is 0 for 5 and 3 for 17 on energy efficiency. He expressed concern that the City isn't getting the product OPUS advertised. He noted that there is a meeting scheduled on Wednesday at 2:00 p.m.

Deputy Mayor Scott asked Mr. Crow to submit his comments in writing so the City staff can respond officially.

6. STUDY ITEMS

(a) Shoreline - Lake Forest Park Arts Council Update

Lynn Cheney, Recreation Superintendent, provided a brief staff report. She noted that the City staff receives reports on programs and attendance from the Arts Council and Historical Museum. She introduced Nancy Frey, Shoreline/Lake Forest Park Arts Council Executive Director.

Ms. Frey highlighted that the Shoreline/Lake Forest Park Arts Council will be celebrating its 20th Anniversary next year. She discussed its mission and programs such as the Arts in Culture Series, Children's Performance Series, Shoreline Arts Festival, Concerts in the Parks, Arts Education Programs, Reader's Theatre, Gallery at Shoreline Center, and various building and community arts events such as using the Showmobile stage. She said they provide support and advocacy through partnerships and funding sources. She announced that Keith McClelland is the current Board President. She pointed out that over 20,600 people attended Shoreline/Lake Forest Park Arts Council events in 2007.

Mr. McClelland said people are impressed with the Shoreline/Lake Forest Park Arts Council forward thinking and has procured funding from two major cities, which reflect their broad view of the arts. He said the funds go to good purposes. However, there are challenges in the coming years and they will work with sponsors to ensure programs are efficient.

Mayor Ryu called for public comment. There was no one wishing to provide public comment.

Councilmember Eggen spoke favorably of the Arts Council's work. He asked if there were opportunities for community members to propose different music groups for their events. Ms. Frey replied that people suggest artists and bands all the time. She added that some of their processes involve a jury review, but they are very open to suggestions. Councilmember Eggen said he wants to ensure citizens know the Arts Council is here and that residents have an opportunity for input.

Councilmember Way agreed that the Arts Council provides great value. She asked about the 20,600 attendees to events. She wanted to know how many people attend the cultural series, children's series, and the gallery. Ms. Frey responded that she isn't sure about attendance at the individual programs and events. However, they calculate the number of the people who attend the performing arts center events. Councilmember Way replied it is good to know how we're progressing.

Mr. Olander added that the new City Hall will present more art related opportunities, such as temporary art exhibits and musical events.

Mr. McClelland announced the Jazz Walk on August 12, noting that there is discussion about using this format for an art walk.

Councilmember Way stated that it is great to have these as part of the retail scene and giving people the opportunity to purchase the art. Ms. Frey added that she is open to the idea of having a more "streetfront" location to sell art. Councilmember Way asked about the professional development being done for the schools. Ms. Frey replied that there are two professional teaching artists who help the students develop arts education expertise in the Shoreline School District. Councilmember Way added that art doesn't get the same respect as other fields, so there needs to be high quality instruction provided.

Deputy Mayor Scott appreciated the work done and the success of the events. He asked if the Crest Theatre could participate in the Seattle International Film Festival. Ms. Frey responded that they are starting "to get it on their radar" and the Arts Council would love to be involved. Mr. Olander added that the City staff is doing exploratory work on it.

Councilmember McGlashan noted that some cities are jealous of our Showmobile and asked if it can be rented to other communities. Ms. Frey replied affirmatively. Councilmember McGlashan asked if there were programs for low-income families so they can attend events. Ms. Frey said they charge for the Arts in Culture Series and the Children's Performance Series, but they aren't too expensive. She noted that the Arts Council not only provides scholarships for camps and arts enrichment but it also holds many free events.

Councilmember McConnell commented that the Showmobile is awesome and the community should be proud of it. She also stated that the "Concerts in the Park" are an impressive, community-building asset.

Mayor Ryu pointed out that their budget is only \$283,858 and the City contributes \$63,858 with an additional \$74,391 from the U.S. Government. She asked about donations and where funding comes from. Ms. Frey replied that the City's Parks, Recreation and Cultural Services (PRCS) Department moves the Showmobile and the summer lunchtime concerts are sponsored by them also. Mayor Ryu asked if Lake Forest Park contributes proportionately. Ms. Frey replied that they do for events held in their city, and they also handle the transportation of the Showmobile for their events.

(b) Shoreline Historical Museum Update

Lynn Cheeney, Recreation Superintendent, provided a brief introduction and introduced Henry Reed, President of the Board of Directors for the Shoreline Historical Museum.

Mr. Reed provided facts about the museum and said it is a community museum with a regional focus, a nonprofit 501 c(3), has a board of 14 volunteer trustees, and the City's top resource for local history. He said the building was built as the Ronald School in 1912. He discussed the museum's programs. He stated it is a full-service museum with an archives research room. He discussed the Trillium Heritage Award, which began in 2006, and the upcoming museum exhibits including the History of Racing and a dedication to Maureen Kruckeberg. He said there will be a 2009 exhibit of Alaska Yukon by 4 Culture. He noted that special projects include the Shoreline School District History Book, a Heritage Map of North King County, and the

designation of the museum as an official Landmark Building. He stated that long-term projects include seismic upgrades, archives, and architectural enhancements to the building. He noted that the museum serves over 10,000 people and is funded by Shoreline, 4 Culture, the Washington State Capital Project, business partnerships, individual memberships, and donations.

Mayor Ryu called for public comment. There was no one wishing to provide public comment.

Councilmember Eggen thanked Mr. Reed for his organization's great service to the City. He asked if he felt his organization is being responsive to citizens' requests for programs. Mr. Reed responded that they try to be, and he is not aware of any citizen requests. He said he is sure any requests would be considered. Councilmember Eggen said he wants to promote the museum and the Arts Council to encourage citizen input for their programs.

Councilmember McGlashan asked if there are other neighborhoods that the museum provides walking historical tours for besides Richmond Beach. Mr. Reed replied that he isn't aware of any. He said eventually they want to create one that is based on the City's historic homes.

Deputy Mayor Scott inquired about the oral history project and discussed the tremendous changes to this region in the next 20 to 30 years. He commented that this area changed with the WWII generation and asked if the oral history includes WWII veterans. He urged obtaining those stories before they are lost. Mr. Phelps noted that Vicky Stiles handles the program. Mayor Ryu urged the Museum to record and document as much as possible now because it can all be organized later.

Councilmember Way expressed concern about what medium the oral history will be maintained in. Mr. Reed stated that the National Museums Association has standards for oral histories. Ms. Cheeney stated that the City staff can contact Ms. Stiles and get that information. Mr. Olander also stated that the Washington State Archives and the Washington State Historical Society have guidelines.

Councilmember Way wanted to continue to get the museum's expertise on obtaining Landmark status for the Crest Theatre. Mr. Reed said it would be a great idea to nominate the Crest for the next Trillium Award.

Deputy Mayor Scott wanted to ensure the residents understand the City's history. He felt it is important to return to the most traumatic portion which was the late 40's and early 50's. He wanted to know if there was any way to bring in old photos of the community to the Jazz Walk to combine the jazz and the history. He also stated that the historic homes tour is a great idea. He added that they need to be inventoried and maintained before they are lost.

Mayor Ryu commented that there are many people who are trying to simplify and downsize. She asked how people can donate historical items to the museum. Mr. Reed replied that residents can simply call or bring the items to the museum and they will review them.

Mayor Ryu stated that the museum is great resource. She highlighted that the Ronald Methodist Church is turning 100 years old next year. She asked that the Council be provided with a copy of their annual budget.

Ms. Cheeney concluded by thanking the Arts Council and the Historical Museum for their work and the Council for their support.

(c) Annual Police Services Report

Mr. Olander introduced Dan Pingrey, Police Chief, and Katie Larson, Sergeant who provided the Annual Police Services Report.

Chief Pingrey commented that he is providing the report for 2007 which is the Eighth Annual Service Report. He highlighted that there has been a significant drop in serious crimes for the second year in a row, specifically auto theft and burglary. He stated that the department has worked hard to reduce crime. He stated there was an "Attack Group" assembled to reduce auto thefts in the Puget Sound. He noted that two months ago there was a significant increase auto thefts and it was brought to the attention of the Attack Group. They looked at the released prisoners and other statistics and within a month the statistics decreased. He reported that overall crimes decreased in 2007 across the board. He noted that the cost per capita is \$161 per person. He highlighted that response times to critical events averaged 3.75 minutes, compared to the national average of 5.0 minutes. He noted that crime prevention is a major goal of the department. He noted that the Police Neighborhood Centers have amazing volunteers and continue to develop crime prevention community education training programs, including a very successful Block Watch program.

Sergeant Larson described the Block Watch Program. She stated that they keep an up-to-date database of 45 block watch groups. Chief Pingrey added that updated Block Watch Program information is available on the City's website. Sergeant Larson then described the Business Watch program.

Councilmember Way stated that a Teen Hope person discussed the 2-1-1 program and human services. She felt it would be useful to coordinate that with the Business Watch program. Chief Pingrey noted that 2-1-1 would be addressed in the department's future goals.

Sergeant Larson pointed out that there are 29 police volunteers who put in hundreds of hours handling over 20 programs including vacation house checks, victim call backs, and court reminders.

Deputy Mayor Scott inquired about the Crime Prevention Through Environmental Design (CPTED) program. He also asked how the residents can contact the police about the vacation house checks. Sergeant Larson replied that CPTED is a program where an officer or volunteer can conduct a walk-thru with the business owner to enhance lighting, alarms, landscaping, and other items to make the business less susceptible to burglary. She pointed out that residents can come into the police headquarters to discuss vacation house checks or they can call or use the City website. She noted that Vivian Caldwell was the 2007 Volunteer of the Year. She

explained that Vivian handles the court call back program and went door-to-door to every North City business.

Chief Pingrey then discussed youth outreach. He stated there were various safety and education programs conducted last year, including the Explorer program. Councilmember Way inquired how old the Explorers were. Chief Pingrey reported that the range from the age of 14 to 21 and that the City has seven Explorers, which are associated with the Boy Scouts of America. He added that every agency is different and it is open to girls, too.

Councilmember Way asked what the City can do to assist disadvantaged children and those who need mentors. Chief Pingrey responded that some officers, when not doing regular police work, spend time creating more positive interaction with the children. He discussed community education efforts and briefly reviewed the anti-auto theft program. He highlighted the current police programs and noted that they are always looking to add programs that make sense. He reported that in 2007 traffic collisions decreased and there was a significant drop in citizen traffic complaints, which he attributed to the partnership they have with other City departments. Unfortunately, he said, DUI arrests and accidents increased in 2007. He explained that there is a Special Emphasis Team (SET) who works in plain clothes to combat crime in the City. He discussed seizures of property from police work.

Councilmember Eggen asked about the home seizure program. Chief Pingrey explained that home can be seized when the police can demonstrate the proceeds from drugs is used to buy homes or vehicles. Councilmember McGlashan asked if the seizure money comes from the sale of the property. Chief Pingrey said the funds get reallocated, but there is a lot of paperwork.

Sergeant Larson announced that there was a serious neighborhood problem resolved. She said the neighborhood, Police Department, CRT, and Code Enforcement documented the ongoing illegal activity through surveillance and after seven months an eviction took place. Regarding communication and education, they conducted a joint training with the Fire Department on how to enter a crime scene and preserve evidence. She added that this has led to an increased level of communication between the Police and Fire Department. Additionally, there is now a protocol on how to contact each agency and department during major events. Mr. Olander explained that there have been joint tabletop exercises and joint field exercises.

Sergeant Larson highlighted that Beach Rescue 2007 was a large, full-scale drill held at Richmond Beach. She discussed the great community interaction that occurred at the event.

Chief Pingrey announced that Leona Obstler was the 2007 Police Officer of the Year. He discussed the goals for 2008.

Sergeant Larson highlighted the anti-graffiti campaign which will include public service announcements, education, and prosecution for those who are caught. She also stated that the police will actively engage the youth and community organizations. Chief Pingrey said they are working to activate the "teen court" and an adopt-a-school program.

Councilmember McGlashan mentioned that there is a state grant program for graffiti abatement. Mr. Olander highlighted that part of the anti-graffiti program is to get community volunteers to assist. He noted that there has been a lot of misinformation passed in the neighborhoods.

Chief Pingrey said there is a difference between gang graffiti versus tagging. He said most of what we see is tagging, which is someone's version of their signature. Councilmember McGlashan gave an example of a citizen buying 10 - 12 cans of spray paint. He asked if there would be education for store managers to be on alert for instances such as this. He also asked if tagging is punishable.

Sergeant Larson stated that there was an arrest in Richmond Beach based on the City's cooperation with the prosecutor's office. She added that they are thinking about creating a paint bank for painting over graffiti and having the Explorers go out and help clean up the graffiti.

Councilmember Way liked the idea of a teen court, adopt-a-school, and paint bank proposals. She asked if there were going to be any bike patrol officers and if they can patrol the skate parks. Chief Pingrey replied that some officers are bike trained and he encourages them to ride the trails. He said bike patrols make a great impression and interaction with citizens. Mr. Olander commented that the department is very lean on bike patrol coverage.

Responding to Councilmember Way regarding the anti-bullying program, Sergeant Larson said there is one School Resource Officer (SRO) dividing time between Shorewood and Shorecrest, but they haven't been able to teach the program.

Councilmember Eggen commented that the most frequent question he receives is about various incidents and comments about the response time priorities.

Deputy Mayor Scott inquired how the cost of fuel has impacted the police budget and what has been done to offset it.

Chief Pingrey noted that the police utilize county gas pumps and the fuel is cheaper than the open market. He also added that bicycling is a good way to offset the costs, not to mention foot patrols.

Mayor Ryu said she visited the SeaTac Federal Detention Center and they are trying to educate inmates. She highlighted that 98% of the inmates there are released eventually and the goal is for them to assimilate into society, but jail bed days impact our budget. She asked if there was a trend on the number of jail days the City is utilizing.

Chief Pingrey replied that the City is seeing a rise in jail beds with the downward economy. He added that it is tough for people to pay fines and there has been an increase in warrants and burglaries. This is what happens when the economy declines, but he agreed that prevention measures must be considered.

Mayor Ryu called for public comment.

(a) Bob Phelps, Shoreline, questioned if any of the Shoreline police officers are participating in the "Run with Cops" event at Marymoor Park on June 21. He said the event benefits female police officers.

RECESS

At 9:57 p.m. Mayor Ryu called for a five minute recess. Mayor Ryu reconvened the meeting at 10:06 p.m.

(d) Annual Comprehensive Plan and Development Code Amendments: Continued Discussion

Joe Tovar, Planning and Development Services (PADS) Director introduced Rachael Markle, Assistant PADS Director. Ms. Markle discussed the intent of the proposed amendments. She noted that the purpose of the amendments is to streamline the master plan process, create a definition of planned areas (PA), create a definition and process for master plan permits, and to require the Shoreline Community College to apply for a master plan permit. She highlighted that a master plan cumulatively addresses impacts and develops site-specific development standards to address impacts and further the life of essential public facilities. She describes that a master plan is a site-specific development regulation that regulates height, setbacks, bulk, density, parking standards, landscaping, design, circulation, etc. She noted that the City staff recommended that master plan permits be processed as quasi-judicial actions. She continued and compared subareas, planned areas, master plan permits, and special overlay districts.

Mr. Tovar explained that the subarea plan is a part of the Comprehensive Plan (CP) and is not a regulation. The North City Business District is a subarea plan, he explained, and that the City did the development regulations concurrent with that policy. He added that Ridgecrest is the only PA in the City right now and it was initiated by the City through a change in the development code. He stated that the CP signifies that something special and unique is anticipated in the future. He noted that the Town Center Subarea could be implemented as a PA or as a PA subset.

Councilmember Way inquired where the Ridgecrest PA is identified in the CP and where PAs are identified in the Growth Management Act.

Mr. Tovar explained that a master plan permit, not a CP subarea, is a permit required by a regulation. He said that a PA is a concept that the GMA does not explicitly discuss. He said the GMA discusses cities utilizing innovative land use techniques, and that is what the PA is. He noted that the zoning for Ridgecrest Planned Area 2 was consistent with the CP.

Mr. Olander discussed an example of a PA and its zoning which he said is unique to the particular geography.

Mr. Tovar felt that one source of confusion has been the fact that Regional Business is in the land use plan and in the zoning.

Mr. Olander noted that the master planning process will be used for three core purposes: essential public facilities, single family institutions, and sections of Aurora Avenue.

Mr. Tovar explained that the permit process is quasi-judicial. However, if there is a Shoreline Community College master plan it can be created legislatively.

Councilmember Way commented that the City has been doing master plans over the last few years without any definition in the CP. She said there was a process for Fircrest and Shoreline Community College and they were City-oriented. Ms. Markle replied that master plans can either be done by a CP amendment or by a development code amendment. She noted that the Planning Department processed a permit for the 1st Avenue NE Transfer Station as a DC amendment, but it was much more sophisticated. She noted that the master plan planning process at Fircrest addressed many community issues, but it's not a permit.

Councilmember Eggen said that this sounds like a three-track process happening simultaneously. He said first there is a CP change to identify a specific area for a PA, then a master plan permit, and finally a legislative process occurs if there are any changes in the zoning. Ms. Markle reviewed the entire process and gave an example of an essential public facility.

Councilmember Way inquired how a CP amendment can be considered quasi-judicial. Ms. Markle responded that a CP amendment can be considered quasi-judicial by changing the zoning to PA1, 2, 3, or 4, which is site-specific, then the entire process moves to quasi-judicial. Councilmember Way stated that the CP is supposed to be an open, legislative process when it moves to the Council level. She felt this proposal is too confusing and restrictive to the flow of information.

Mr. Tovar explained that regardless of who the property owner is, the only entity that can initiate this legislative change is the City Council. He added that non-institutional properties, such as the Town Center, could create legislatively commercial PA zones. He continued and discussed City initiated vs. property owner initiated proposals. He added that the disadvantage of having a legislative process is that it costs the City more, and that is why the City staff and Planning Commission wanted them to be quasi-judicial. Mr. Olander added that the notice requirements could be increased if public notification is an issue.

Deputy Mayor Scott wondered who would pay for a Planned Area if a property owner brought a proposal to the Council. Mr. Tovar replied if the property owner wants to pay for the studies and drawings as a part of the submittal, then that is their choice. However, the decision is up to the Council.

Mayor Ryu discussed the 32nd Ave rezone, which was quasi-judicial. She noted that there was one property owner who was interested, then it grew to about four or five parcels at the same time. She wondered if the City could have paid for it and taken it on legislatively as a PA. Mr. Tovar responded affirmatively. He noted that the City has taken on the Southeast Shoreline Neighborhood Process, which includes a committee and a recommendation which will go to the Planning Commission and the Council.

Deputy Mayor Scott inquired about the likelihood of having one single property owner proposing a CP amendment. Mr. Tovar commented that it depends on what the priorities are. He added that the City staff has an obligation to process it. Mr. Olander further explained that PAs aren't going to be applied for every situation and owners can still initiate rezones. Ms. Markle reviewed an example and discussed a possible proposal for handling PAs.

MEETING EXTENSION

At 10:02 p.m., Councilmember Way moved to extend the meeting to 10:30 p.m. Deputy Mayor Scott seconded the motion, which carried 6-0.

Councilmember McGlashan confirmed that having a quasi-judicial process gives the public more opportunities to provide input.

Ms. Markle explained that if an entity such as Fircrest initiates the process, there has to be a public hearing and notice put in the official newspaper. However, that kind of notice is not provided if the process is legislative. She said it would be favorable to have the process written in code and if the City initiates it, the concern goes away because the City would drive the process. The City can post quasi-judicial notice of legislative actions, she explained.

Mayor Ryu called for public comment.

(a) Brian Derdowski, Issaquah, stated that these changes were never approved by the Council to be included in their 2008 work plan. He felt that a CP amendment ought to be adopted and that the Council agenda doesn't include the attachments. He added that the summaries written don't simplify the item and the source document should be referred to in them. He said the City gets into trouble when it mixes planning, zoning, and development regulations together. He said the City is attempting to create hybrids that merge the planning and zoning functions. He commented that changes to specific parcels should only be done in a quasi-judicial manner. He said there is a difference between a master plan and master site plan. He said nothing in the CP authorizes the Council to review master plans.

(b) Dwight Gibb, Shoreline commented that the material is difficult to understand. He suggested the Councilmembers not solve puzzles. He asked the Planning Department to create 1-2 pages of clear language that explains the topic. He urged the Council and the City staff to write as though no one knows anything about the subject.

(c) Dennis Lee, Shoreline, said the intention is to do planning. He said the CP process is citywide and he doesn't know how it can be solved because it will have a quasi-judicial nature. However, quasi-judicial versus legislative will be too confusing. He agreed with Mr. Gibb that the City staff needs to present these topics as if no one understands it.

(d) Les Nelson, Shoreline, said he made a comment at the May 15 Planning Commission meeting. He said he assumed that the Ridgecrest PLA2 had to be a CP amendment to make it valid under the GMA. He asked if amending the land use map had to be valid under

the GMA. He urged the City to do the planning, or CP amendment first, then execute the zoning change. He asked how a PLA works within a subarea.

Mr. Olander commented that this was brought to the Council from the PC and it wasn't created by the City staff. He said the City staff is trying to streamline and rationalize the City's processes.

Ms. Markle added that the amendments were docketed during the PC work program discussion.

Mr. Tovar inferred that the Council would like PLAs to be done legislatively, and the City staff can come back with language doing just that. He noted that it will make the proposal much cleaner rather than to come back with confusing language. Mr. Tovar confirmed for Councilmember Eggen that there have been four master plan requests from private individuals in the last 10 years because it is less expensive than a Council-initiated process. He also clarified that the cost depends on the size of the area and the complexity of the issues. Mr. Olander said that doing these legislatively adds community benefit.

Deputy Mayor Scott said he would prefer master planning to be a legislative process because quasi-judicial limits a lot of the discussion.

Councilmember Way concurred and said it is better for the public to do the legislative process. However, she expressed concern about site-specific cases, such as Crista. She asked how Crista can begin the process when the City is still struggling with the legislation. She read the list of proposed amendments and felt the City was "putting the cart before the horse" with Crista.

Mr. Tovar replied that Crista applied for a quasi-judicial master plan permit and they were processed under the regulations that exist now.

MEETING EXTENSION

At 10:30 p.m., Councilmember Way moved to extend the meeting until 10:40 p.m. Mayor Ryu seconded the motion, which carried 6-0.

Mr. Tovar said he isn't a stranger to the GMA or case law. He noted that CP may have subareas within it and a City can choose to have them as simply a subset of the jurisdiction. He noted that subarea plans need to be consistent with the CP. He stated if the Council adopted a subarea plan by ordinance it would become a part of the CP, just like the North City Subarea Plan.

Councilmember Eggen said he read something about the final process for Crista in the March 1 testimony to the Planning Commission. He questioned whether the final vote would be legislative or quasi-judicial. Ms. Markle said she discussed this with Crista and there would be amendments to the CP if these amendments don't pass. If they do pass, the Council changes the map to say what the PLA for Crista would be and sets it up for master planning. Additionally, the language in the CP would need to be revised.

Mr. Tovar said the City staff will bring this item back to the Council with the revisions.

Councilmember Eggen commented that the Council wasn't able to go through the process of setting up a master plan, so it is going to be quasi-judicial. Mr. Tovar explained that the current permit that they applied for is quasi-judicial decision; however, making it legislative is up to the Council.

Mr. Olander concurred and stated that the Council still has final review authority on quasi-judicial issues and can always refer it back to the Planning Commission for modifications or more study.

7. ADJOURNMENT

At 10:40 p.m., Mayor Ryu declared the meeting adjourned.

Scott Passey, City Clerk