E.1 Hearing for the Prima Project, a 281 unit residential development at 5699 Mowry Avenue. The City Council will consider: (1) an Initial Study and Mitigated Negative Declaration; (2) a General Plan amendment to change the land use designation from CC (Community Commercial) to MR (Medium Density Residential); (3) introduction of an Ordinance to amend Title 17 (Zoning) of the Newark Municipal Code to change the zoning for an approximately 10 acre portion of Vesting Tentative Map 8208 from CC (Community Commercial) to R-2500 (Medium Density Residential – 2,500); (4) approving a planned unit development, and, a conditional use permit, (5) a Vesting Tentative Map 8208 for a 281 unit residential development at 5699 Mowry Avenue, with Exhibit A, pages 1 through 42; and (6) making a finding that the Prima Project provides a benefit to the community in excess of those required by the impacts of the project and payment of the Housing Impact Fee and granting a waiver of the Housing Impact Fee – from Assistant City Manager Grindall. (RESOLUTIONS-5)(ORDINANCE)(MOTION)

Background/Discussion – Prima Residential and Mowry Capella, LLC have made an application to construct up to 281 residential units at 5699 Mowry Avenue. This property is currently zoned Community Commercial and is occupied by B.J.'s Restaurant and Brewhouse, a vacant former Mervyn's building and vacant unconstructed retail pads. The property that is occupied by the Motel 6 building is also a part of this application.

This area is beset by numerous problems. The motel is a haven for criminal activity and is a permitted use on the zoning in place on the site. The existing (Mervyn's) retail space and potential retail pads have sat un-utilized for more than five years. Despite extensive marketing efforts no suitable tenants have been found. The adjacency of Motel 6 complicates the retail marketing efforts.

This project simultaneously addresses these two land use challenges by replacing these uses with a quality residential community.

The project proposes no significant changes to the BJ's Restaurant and Brewhouse or its parking lot. A separate parcel will be created for the restaurant and it will retain its Community Commercial zoning. This project does not involve any changes to the Swiss Park facility, 76 Gas Station nor the Firestone Auto shop.

This project will provide substantial benefits to the community:

1) It would address two tough land use problems: a crime ridden motel and a vacant retail space that is out of step with market forces.
2) It includes a condition that a decorative wall be built on the opposite side of Cedar Boulevard -from the southern project boundary to Moores Avenue.
3) It provides high quality modern housing matching the area's workforce.
4) It will improve the property values in the surrounding area.
5) It will result in substantial impact fee revenue for the City including more than $2 million dollars in park fees alone.

The Motel 6, despite being a blight on the neighborhood and incompatible with the surrounding residential area, was a very profitable business and the purchase price reflected the businesses profitability. This project would not be financially feasible if it was subject to the affordable housing impact fee of approximately $30,000 per unit. In order to assure the substantial community benefits indicated above, staff is recommending that, as allowed in the fee ordinance, the project be exempted from the affordable housing fee. If this fee waiver is not granted the project would not be financially feasible and thus the motel use and the existing outmoded vacant retail space would continue.

Project Design

The development, which will be known as "Prima", is proposed to contain approximately 42 detached homes, 146 attached townhomes, and 93 attached row condominiums. The developer is requesting approval of up to 281 homes for the project, including the triangular piece of property at the corner of Cedar Boulevard and Cedar Court which is now under contract and part of the Prima project.

The community's main entrance will be via a new private lane off of Cedar Boulevard with a secondary auto entrance proposed at Cedar Court. There are sidewalks adjacent to both of the entrances, as well as two additional pedestrian gates located at the southwest and southeast ends of the residential site. A community park located along the main drive will include an open turf area, picnic and sitting areas, and a youth play structure. Other open spaces include a toddler's play area as well as numerous landscaped open spaces throughout the community.

All three products (detached, townhomes, and condominiums) offer multiple floor plans. The plans offer a nice variation in design and many of the homes have private enclosed patios or balconies. The varying heights of the buildings, along with the strong architectural features and contrasting paint schemes add to the high quality of this development.

Housing Impact Fee

Section 17.18.050 (Discretionary Exemption by City Council) of the Newark Municipal Code allows the City Council to waive the payment of the Housing Impact Fee if a developer of a residential or non-residential project includes a provision of community benefits in excess of those required by the impacts of the project, and if the City Council finds that the proposed benefits to the community exceed those that would be provided by the payment of the housing impact fee. Such community benefits may include the elimination of nuisances. The amount that would be waived would typically be about $30,000 per dwelling unit. If the City Council elects to waive the housing impact fees pursuant to this provision, the community benefits shall be guaranteed by a binding document in a form that is acceptable to the City Attorney.

Motel 6 has been the site of a significant amount of police activity over the past years. Crimes reported on the property include rape, battery and assault with a deadly weapon, robbery, burglary, grand theft, domestic violence, drugs, prostitution and kidnapping. The elimination of this nuisance site will reduce the calls to the area significantly and allow the Police Department to allocate resources elsewhere.

There are three factors that go into assessing the issues related to Motel 6 and the blight/crime

related issues it causes to surrounding areas. The three factors to look at as it relates to public safety costs related to this property are:

1. Actual arrests, incidents and calls for service at the property.
2. Ancillary arrests, incidents and calls for service related to guests of that property.
3. Proactive enforcement efforts including security checks, surveillance, drive through, probation and parole searches, and warrant services.

When you factor these three things together, our Police staff estimates that that the Police Department dedicates approximately 10% of our police resources to the Motel 6 location either proactively or reactively (calls, arrests, incidents). This represents about $1.5 million dollars a year based on a $15 million dollar police budget. This is only our best estimate that takes into account all three factors and all the costs related to policing this property such as equipment, training, supervision, cars, fuel, overtime, report writing, court and other costs.

Using the most recent data for a one year period ending in September 2014 there were 504 incidents that required police activity at Motel 6. 108 incidents required a police report and 54 incidents required an arrest. We also estimate that 80% of the arrests result in prosecution and require a court appearance. In order to be conservative, the above statistics only count incidents, arrests and calls for service directly on the grounds of the property. However, historically we know of hundreds of incidents and arrests not located on the property, such as a traffic stop or pedestrian stop of a person leaving the motel, going to the motel or staying at the motel and getting arrested at another location or committing a crime such as shoplift or auto theft at the Mall or at BJ's.

It should be also noted that none of these figures or formulas take into account the costs to our community for losing that officer time for other policing efforts or the impacts of reduced crime to surrounding areas and properties due to their potential closure, i.e. reduced auto thefts, and burglaries, which are certain to occur but are very hard to directly quantify.

As a result of the high crime at Motel 6 and the surrounding area affected by the guests of that property we spend an inordinate amount of undirected patrol time focusing on preventative crime reducing efforts in order to attempt to keep it from spiraling out of control. If our officers did not have to spend that amount of time at that location they could focus their efforts on other public safety issues to reduce crime in other areas of town, extra patrols, better response times to calls, more public interactions, traffic enforcement.

Environmental Determination

The Initial Study/Mitigated Negative Declaration was prepared for this project by Mr. Jerry Haag, Urban Planner. The key issues analyzed were aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

Of these 17 issues, the only new significant impacts resulting from this project would include air

quality, hazards and hazardous materials, noise, and traffic/circulation. These represent project-specific impacts that are specific to the location of the project site and the development proposed by the project.

As described in Section 3, *Air Quality*, of the attachment to the Initial Study, the project will reduce construction-related air quality emissions to a less-than-significant level (these measures are consistent with Bay Area Air Quality Management District [BAAQMD] recommendations. As such, the developer will be required to use water as needed to control dust and eliminate visible dust plumes. In addition, covering of all trucks hauling building debris, soil, sand, and other loose materials will be required. Another option could be to require all trucks to maintain at least two feet of freeboard.

Some of the future residences closest to Interstate 880 (I-880) could be exposed to pollutants from vehicle traffic that exceed the BAAQMD threshold for operational impacts, therefore the applicant will install air filtration and ventilation systems in residential buildings in the affected areas that would include sensitive receptors.

Section 8, *Hazards and Hazardous Materials*, recognizes that existing buildings on the site will be demolished. Prior to their demolition, a licensed contractor will determine the presence or absence of lead based paints or asbestos on the site. If found in quantities at or above objectionable levels as determined by the Alameda County Fire Department and Newark Building Division, these materials shall be safely removed consistent with OSHA and other applicable standards and disposed of in an appropriate location.

Section 12, *Noise*, notes that single-family residences proposed along Cedar Boulevard would be exposed to future noise levels of approximately 67dBA Ldn and would be considered "conditionally acceptable" according to the Environmental Hazards Element of the Newark General Plan. As shown in the Perimeter Wall Plan as part of the proposed project, an 8-foot masonry noise barrier would shield private outdoor use areas, resulting in exterior noise levels of 60 dBA Ldn or less when accounting for the acoustical attenuation provided by the proposed noise barrier. Exterior noise levels at private use areas of single-family residences along Cedar Boulevard would be considered "normally acceptable" according to the Environmental Hazards Element of the Newark General Plan. However, since the final designs of buildings and final topographic grades on the site are not established, the final height and location of the perimeter wall shall be reviewed by a qualified acoustical professional to ensure that the ultimate height, location, and design of the perimeter wall will ensure City of Newark standards for exterior noise exposure are met.

As currently proposed, noise levels expected from outdoor concerts at the adjacent Swiss Park would be in compliance with the City of Newark exterior and interior noise standards at the nearest residential land uses at the project site. However, to ensure that residents are fully aware of potential noise resulting from outdoor concerts at Swiss Park, residents of dwellings on the west side of the project site within 200 feet of the western property line, including owners and renters, shall receive written notice that outdoor music concerts, some with amplified sound, and other outdoor activities will occur at Swiss Park. Wording of this disclosure shall be approved by the Community Development Director.

Traffic noise levels at the exterior facades of condominium buildings proposed nearest to I-880 were calculated to range from 74 to 77 dBA Ldn and would be considered "normally acceptable" to "clearly unacceptable" according to the Environmental Hazards Element of the Newark General Plan. The facades of condominium buildings adjacent to I-880 would require sound rated building elements to control traffic noise intrusion. As such, building facades for the proposed condominium dwellings near the I-880 freeway shall achieve an outdoor to indoor composite noise reduction of 35 dBA to reduce traffic noise to below 45 dBA Ldn with an adequate margin of safety. A similar treatment will be applied to condominiums nearest to Mowry Avenue to achieve and outdoor and indoor composite noise reduction of 30 dBA.

As with most projects, construction noise could be audible at the adjacent residential dwellings and, if on-site construction takes place over multiple phases, occupants of earlier phases of construction could be subject to excessive noise from later phases of on-site construction. To reduce noise impacts, equipment and trucks used for project demolition and construction will utilize the best available noise control techniques (e.g., improve mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible). Impact tools shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporation insulation barriers or other measures to the extent feasible.

Section 16, *Transportation/Traffic*, notes that there would be no significant impacts at any intersections due to the addition of project trips. Although there are three intersections of concern because of traffic levels from existing or planned development the Prima project traffic would neither cause the level of service to degrade to an unacceptable level nor cause the average delay at any of the intersections to increase by four or more seconds. All of the other study intersections would operate at acceptable levels of service.

The traffic analysis recommends that the final site incorporate on-site pedestrian and bicycle facilities, including but not limited to pedestrian paths and/or sidewalks bicycle lanes, bicycle racks and/or guarded bicycle parking and marked crosswalks to facilitate pedestrian and bicycle circulation. In addition, the on-site circulation system shall ensure that adequate travel lanes and turning radii will allow access by trucks, solid waste collection vehicles and fire equipment.

The review period for the Initial Study/Mitigated Negative Declaration ended on September 18, 2014. The City received letters from the Alameda County Water District, Swiss Park, and a property owner. These letters have been addressed in the Mitigated Negative Declaration.

General Plan Amendment/Rezoning

The current General Plan designation for the majority of the property is Community Commercial. The former Motel 6 property has a General Plan and zoning designation of High Density Residential and therefore needs no change. The change from Community Commercial to Medium Density Residential for the balance of the site is consistent with the project's density.

As the General Plan designation and zoning need to be consistent, approximately 10 acres of the site is proposed to be rezoned from Community Commercial to R-2500, which is a medium density zoning designation. The remainder of the site where BJ's Restaurant and Brewhouse is located will remain Community Commercial.
A community meeting to discuss this proposal was held on July 28, 2014. Approximately 13 people attended the meeting, including representatives of the neighboring Swiss Park facility. Questions and concerns from the public included proposed landscaping, site pedestrian access, traffic safety, the demolition of Motel 6, construction duration, and noise generating from events held at Swiss Park. The applicant discussed the issues that were raised and took note of the public's concerns.

The Planning Commission recommended that the City Council find the proposed benefits to the community are in excess of those required by the impacts of the project and a waiver of the Housing Impact fee was in order.

In order to provide an opportunity to demonstrate good corporate citizenship, staff is recommending that condition "cccc" requiring a contribution or at least $100,000 to area non-profit organizations be added.

Attachments

Update – At its meeting of September 23, 2014, the Planning Commission: approved Resolution 1886 making certain findings and recommending City Council approval of E-14-14, an Initial Study/Mitigated Negative Declaration; (2) approved Resolution 1887 recommending City Council approval of GP-14-15, a General Plan Amendment to change the land use designation from CC (Community Commercial) to MR (Medium Density Residential); (3) approved Resolution 1888 recommending City Council approval of RZ-14-38, a rezoning from CC (Community Commercial) to R-2,500 (Medium Density Residential – 2,500); (4) approved Resolution No. 1889 with Exhibit A, pages 1 through 42, approving P-14-16, a planned unit development, and U-14-17, a conditional use permit; (5) by motion, recommended City Council approval of TM-14-18, Vesting Tentative Map 8208; and (6) by motion, recommended the City Council find the proposed benefits to the community are in excess of those required by the impacts of the project and waive the Housing Impact Fee.

Action – It is recommended that the City Council: (1) By resolution, make certain findings and adopt an Initial Study and Mitigated Negative Declaration for 281 dwelling units at 5699 Mowry Avenue The Prima Project; (2) By resolution approve an amendment to the Land Use Element of the General Plan from CC (Community Commercial) to MR (Medium Density Residential); (3) introduce an ordinance to amend Title 17 (Zoning), Section 17.44.010 of the Newark Municipal Code to change the zoning for an approximately 10 acre portion of Vesting Tentative Map 8208 from CC (Community Commercial) to R-2500 (Medium Density Residential – 2,500); (4) by resolution, approve P-14-16, a planned unit development, and U-14-17, a conditional use permit, for a 281-unit residential development (Prima Residential) at 5699 Mowry Avenue (5) By resolution, approve Vesting Tentative Map 8208 and Subdivision and Zoning Variances thereto (6) By resolution, make a finding that the Prima Project provides a benefit to the community in excess of those required by the impacts of the project and payment of the Housing Impact Fee and granting a waiver of the Housing Impact Fee.

F. STAFF REPORTS

DRAFT

F.1 MUP-14-37, a minor conditional use permit, to establish a large family day care home at 5557 Jonathan Drive.

Assistant Planner Jimenez gave the staff report and stated that one objection letter was received by Walter Johnston who resides at 5505 Jonathan Place, Newark, CA 94560.

Answering Commissioner Drews, AP Jimenez confirmed that Applicant Sonia Landa had sent all neighbors within 100 feet of her residence, a copy of her letter written to the Parents of the children who attend the daycare.

Answering Commissioner Aguilar, Assistant City Manager Grindall explained the difference between a Minor Use Permit and a Conditional Use Permit.

Applicant Sonia Landa, 5557 Jonathan Drive, Newark, CA 94560, stated she has read and agrees with all conditions for the Minor Use Permit as stated in the August 15, 2015 Zoning Administrator letter.

Answering Vice-Chairperson Hannon, Ms. Landa stated her business hours as 7:00 am to 5:45 pm.

Vice-Chairperson Hannon suggested the Applicant periodically check with her neighbors to see if they had any new concerns with her business.

The Planning Commission chose not to review this Item.

E. PUBLIC HEARINGS

E.1 Hearing to consider: 1) adopting a resolution making certain findings and recommending City Council approval of an Initial Study and Mitigated Negative Declaration (E-14-14); 2) adopting a resolution recommending City Council approval of a General Plan Amendment (GP-14-15) to change the land use designation from CC (Community Commercial) to MR (Medium Density Residential); 3) adopting a resolution recommending City Council approval of a rezoning (RZ-14-38) for an approximately 10 acre portion of Vesting Tentative Map 8208 from CC (Community Commercial) to R-2500 (Medium Density Residential); 3) adopting a resolution approving P-14-16, a planned unit development, and U-14-17, a conditional use permit, for a 281 unit residential development at 5699 Mowry Avenue, with Exhibit A, pages 1 through 42; 5) by motion, recommending the City Council approve TM-14-187, Vesting Tentative Map 8208; and 6) by motion, recommending the City Council find the proposed benefits to the community are in excess of those required by the impacts of the project and waive the Housing Impact Fee.

Commissioner Aguilar recused himself from the Council Chambers.

ACM Grindall and AP Jimenez gave the staff report. AP Jimenez brought to the Planning Commission's attention, the revised Conditions of Approval recommended by Assistant City Engineer Soren Fajeau in his September 23, 2014 memo.

Consultant Jerry Haag, 2029 University Avenue, Berkeley, CA 94704, discussed the Initial Study and Mitigated Negative Declaration.

Commissioner Fitts commented that he would like to see a high quality sound wall and landscaping for this project since it will be a Gateway for Newark.

Answering Commissioner Bridges, ACM Grindall stated this project will not have vehicle access on Alpinerose Court.

Addressing Commissioner Bridges concerns regarding noise, ACM Grindall stated the 8′ sound wall meets City Standards and double-paned windows will be installed in the housing units.

Answering Commissioner Drews, ACM Grindall stated there will be street parking and guest parking available for this project.

Answering Commissioner Bridges, ACM Grindall stated the City Arborist will look into using a variety of drought-resistant plants.

Commissioner Bridges commented that she would like to see top-of-the-line high quality playground equipment in the proposed neighborhood tot lots.

Chairperson Nillo opened the Public Hearing.

Applicant Kelly Snider, Prima Residential, 2633 Camino Ramon #350, San Ramon, CA 94583, stated she has read and is in agreement with all Conditions listed in the Resolutions and has taken note of all the Planning Commissioner's comments from tonight's meeting.

Answering Commissioner Drews, Ms. Snider stated each private garage will have the availability to install customized charging stations for electric vehicles.

Answering Commissioner Fitts, Ms. Snider indicated she would work with staff to choose the most aesthetically pleasing sound wall for this project but indicated Caltrans was reluctant to install and maintain landscaping in the right-of-way.

Answering Commissioner Bridges, Ms. Snider stated the pedestrian gates will be locked.

Discussion ensued between Vice-Chairperson Hannon and Ms. Snider on having the Homeowner Association solicit feedback from the surrounding neighborhoods.

Answering Commissioner Drews, ACM Grindall stated the maintenance and painting of the wall facing Newark would be the responsibility of property owners but the other side of the wall would be Caltrans responsibility.

Commissioner Fitts suggested ivy be planted on the homeowners side of the wall and have the ivy grow and cover the Caltran's side of the wall.

ACM Grindall confirmed that pedestrian gates would be installed to allow resident access to Swiss Park and BJ's Restaurant.

Chairperson Nillo opened the Public Hearing.

Mr. Bill Bellhopper, Swiss Park, 5911 Mowry Avenue, Newark, CA 94560, stated he was concerned that he had to modify his business practice of holding evening events due to possible noise complaints. ACM Grindall stated there would be no change to the running of his business.

Ms. Margrith Reichmuth, 36348 Tunbridge Drive, Newark, CA 94560, representing Aelpler Gruppe Swiss Club, confirmed that Swiss Park does hold night time events and stated, under direction by the City when they decided to build their amphitheater, the speakers were directed towards the vacant area now being proposed for this residential project.

Answering Ms. Reichmuth, ACM Grindall stated an 8' masonry wall will be constructed between Swiss Park and the new development and the exact placement of the pedestrian gates and subsequent sidewalks have not yet been determined.

Ms. Reichmuth suggested a red light camera be installed as a traffic calming measure.

Mr. Chris Nguyen, General Manager for the NewPark Mall, 2086 NewPark Mall Road, Newark, CA 94560, gave his support for this project.

Ms. Reichmuth stated her concerns with waiving the Housing Impact Fee.

Mr. Arnold Ambrel, representing the Swiss Park Board of Directors, 5911 Mowry Avenue, Newark, CA 94560, asked staff to look at the surrounding properties when planning future development projects and stated his belief that after the grace period when the Developer leaves and the Homeowner Association takes over, is when complaints will be made.

Addressing Mr. Kurt Clausen's concerns, ACM Grindall stated a public walkway is envisioned between the existing neighborhood and the Alpinerose and Mowry Avenue intersection.

Mr. John Burky, who gave his address as Sycamore Bay Apartments, stated train noise from his second-floor apartment is an issue.

Ms. Margaret Lewis, 36102 Spruce Street, Newark, CA 94560, stated she believes with the revitalization of the NewPark Mall, this site would be better served by staying commercial.

Mr. Tim Jones, 4948 Norwich Place, Newark, CA 94560, stated during the economic boom period this site did not do well for retail establishments and other locations are better suited for commercial properties. Mr. Jones also stated the City needs affordable housing units and he is in favor of this project but would like to see the 8′ wall be increased to 10 or 12 feet high.

Chairperson Nillo closed the Public Hearing.

Commissioner Fitts commented that he would prefer to see a high-quality residential project move forward on this site, than for the site to remain vacant waiting for a commercial project that may never materialize.

Commissioner Bridges commented that the City Council will decide on whether the Housing Impact fee is waived and reiterated that she want to see top-of-the-line tot lots and playground equipment for this project.

Answering Commissioner Bridges, ACM Grindall stated it was common for CC&Rs to prohibit some activities such as washing cars in driveways or repairing cars inside residential garages.

Commissioner Otterstetter stated she supports this project and she encouraged the Developer to build a taller sound wall and to use three-paned windows on the buildings closest to Swiss Park.

Vice-Chairperson Hannon suggested staff add a condition of approval to require all trucks to maintain at least two-feet of freeboard.

Chairperson Nillo closed the Public Hearing.

Commissioner Hannon moved, seconded by Commissioner Bridges, to approve Resolution 1886, making certain findings and recommending City Council approval of an Initial Study and Mitigated Negative Declaration for 281 dwelling units on an approximately 16.1 acre project site. The motion passed 6 AYES, 1 ABSENT (Aguilar).

Commissioner Fitts moved, seconded by Commissioner Bridges to approve: 1) Resolution 1887, recommending City Council approval of an amendment to the Land Use Element of the General Plan; 2) Resolution 1888, recommending the Amendment of Title 17 of the Newark Municipal Code being the City of Newark Zoning Ordinance by changing the Zoning of a specified area in the City of Newark; 3) Resolution 1889, approving P-14-16, a Planned Unit Development, and U-14-17, a Conditional Use Permit, for a 281-Unit residential development (Prima Residential) at 5699 Mowry Avenue; 4) by motion, recommend the City Council approve TM-14-18, Vesting Tentative Map 8208; and 5) by motion, recommend the City Council find the proposed benefits to the Community are in excess of those required by the impacts of the project and waive the Housing Impact Fee. Motion passed 6 AYES, 1 ABSENT (Aguilar).

Commissioner Aguilar rejoined his fellow Planning Commissioners.

E.2 Hearing to consider a recommendation for City Council approval of an Ordinance amending the Newark Municipal Code Chapter 17.18 (Affordable Housing Program) by exempting residential additions from the fee.

ACM Grindall gave the staff report.

Vice-Chairperson Hannon commented that he appreciates receiving the lined-out version of the Affordable Housing Program to easily see the proposed changes.

Chairperson Nillo opened the Public Hearing. Since no one from the public chose to speak on this item, Chairperson Nillo closed the Public Hearing.

Motion made by Vice-Chairperson Hannon, seconded by Commissioner Aguilar, to recommend City Council approval of an Ordinance amending the Newark Municipal Code Chapter 17.18 to exempt additions to existing residential dwellings from the Affordable Housing Impact Fee. The motion passed 7 AYES.

This item will be heard at the October 9, 2014 City Council Meeting.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

Commissioners' Comments

Commissioner Otterstetter announced Stage One's production of West Side Story will start on September 27, 2014 and run for three weekends.

Commissioner Fitts stated he is happy to see new developments coming into the City.