1.0 CALL TO ORDER
Chair Bulanti called the meeting to order at 7:00 p.m. on June 18, 2019

2.0 PLEDGE OF ALLEGIANCE
The pledge of allegiance was led by Commissioner Ivy.

3.0 ROLL CALL
Chairman Bulanti present X
Commissioner Arbaugh present X
Vice Chair Cookson present X
Commissioner Coots present X
Commissioner Ivy present X

Members present were Chair Greg Bulanti, Commissioner James Arbaugh, Vice Chair Yolanda Cookson, Commissioner Liz Coots, and Commissioner Tom Ivy. Planning Staff present included Community Development Director Tom Last and Principal Planner Lance Lowe.

4.0 APPROVAL OF AGENDA
Motion by: Commissioner Cookson
Second by: Commissioner Coots
Voice Vote: 5-0 for approval

5.0 APPROVAL OF ACTION MINUTES OF April 16, 2019
Motion by: Commissioner Coots
Second by: Commissioner Ivy
Voice Vote: 5-0 for approval

6.0 PUBLIC COMMENT
Chair Bulanti opened Public Comment. As no one came forward to comment Chair Bulanti closed Public Comment.

7.0 HEARINGS

7.1 Development Review Permit and Use Permit Amendment (19PLN-14) for Tripp's Autobody located at 600 Freeman Lane in the Central Business (C-2) Zone (APN: 029-290-040). The project includes the construction of a 4,700 square foot automotive repair shop and 2,750 square foot canopy with associated site improvements on a 2.33-acre parcel. Environmental Determination: Categorical Exemption.

Lance Lowe, Principal Planner, presented this item to the Commission. Rob Wood of Millennium Planning and Engineering was present for the applicant. Chair Bulanti opened the Public Hearing and the following person came forward to speak on the item: Bob Branstrom, 800 Freeman Lane, was in support of the expansion but was concerned about the possibility of increased traffic due to the expansion. Chair Bulanti closed the Public Hearing. Staff responded to Mr. Branstrom's concerns regarding a possible increase in traffic. Staff explained that there may be a minimal increase but does not expect the expansion to cause more than a minimal increase in traffic as the expansion is needed
for additional room to work on cars not additional trips to and from the business.

**Motion by:** Commissioner Coots  
**Second by:** Vice Chair Cookson  
**Voice Vote:** 5-0 for approval

8. **OTHER BUSINESS**

8.1 **Review of City Council Items**  
Tom Last, Community Development Director said that the biggest thing that will be on the next City Council Meeting Agenda is the 2019/2020 Budget. He also said that the City may begin a comprehensive update of the General Plan in the latter part of the year. Chair Bulanti spoke about the new Mural downtown and that he likes it.

8.2 **Future Meetings, Hearings and Study Sessions**  
Tom Last, Community Development Director said there will be 2-3 items on the next Planning Commission agenda and that on July 23rd at 8:00 AM there will be a site tour of the Dorsey Marketplace project and that this tour will be open to the public.

9.0 **BRIEF ANNOUNCEMENTS / REPORTS BY COMMISSION MEMBERS**  
Commissioner Ivy spoke about himself, Commissioner Coots and Commissioner Arbaugh attending a Planning Commissioner's training sponsored by the Sacramento American Planning Association.

10.0 **ADJOURNMENT:**  
The meeting was adjourned at 7:32 pm to the regular meeting scheduled for July 16, 2019 by Chair Bulanti.

Respectfully Submitted,

Kristi K. Bashor, City Clerk

Approved this ________________ day of __________________, 2019

__________________________

Greg Bulanti, Chair