[Speaker A] (0:00:02 - 0:00:38)
All right, good evening. We'll call this meeting to order and welcome you all to a special meeting of the Clayton Planning Commission. And I guess it's special because we usually would have met last night. We're meeting tonight instead because the city council bumped us. And all you guys that got stuck on airlines, that got bumped and lost your luggage, well, we got it last night, so we're here tonight. So we welcome all of you for the January 11th, 2023 meeting. And would you please call the order?

[Speaker C] (0:00:38 - 0:00:38)
Call the roll.

[Speaker A] (0:00:40 - 0:00:59)
Oh no, wait, I'm sorry, Pledge of Allegiance. Can you please join me in the Pledge of Allegiance? I pledge allegiance to the flag of the United States of America. And to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

[Speaker D] (0:01:02 - 0:01:04)
Call the order. I just called the order.

[Speaker A] (0:01:05 - 0:01:06)
Now we'll do a roll call, please.

[Speaker E] (0:01:10 - 0:01:12)
Uh, I'm, I'm still yesterday too.

[Speaker A] (0:01:13 - 0:01:13)
It's rubbing off.

[Speaker E] (0:01:14 - 0:01:16)
Yeah. Commissioner Cezarin.

[Speaker F] (0:01:17 - 0:01:17)
Present.

[Speaker E] (0:01:17 - 0:01:18)
Commissioner Schulman?

[Speaker F] (0:01:19 - 0:01:19)
Present.

[Speaker E] (0:01:20 - 0:01:20)
Commissioner Miller?

[Speaker C] (0:01:21 - 0:01:21)
Present.

[Speaker E] (0:01:22 - 0:01:22)
Vice Chair Inia?

[Speaker G] (0:01:23 - 0:01:23)
Present.

[Speaker E] (0:01:24 - 0:01:24)
Chair Richardson?

[Speaker A] (0:01:25 - 0:02:07)
Present. Thank you. Uh, do we have— I don't see any presentations this evening. We have no presentations. Um, the next item on the agenda is the acceptance of the agenda. This is an opportunity for the Planning Commission to, uh, move, arrange, pull, do whatever you want. Any inclination to do any of the above? Seeing none, we have acceptance of the agenda. There's just one item tonight. The next item on our agenda is public comment, and this is an opportunity for those that are here to comment on something that's not on the agenda. So you can get up for 3 minutes, you can talk about the weather, you can talk about the 49ers—

[Speaker E] (0:02:08 - 0:02:08)
go!—

[Speaker A] (0:02:09 - 0:02:42)
and, uh, or just about anything else you want. Or you can wait and we can get to the other things. So if there's anyone here with interest— I'm not seeing any hands or anything else, so we'll move beyond the public comment. And now we'll move to the consent calendar, and these are routine matters. And in this case, it will be the minutes from the December 13, 2022 meeting. Uh, are there any commissioners that wish to amend the minutes or do anything with that? Seeing none, I'll—

[Speaker E] (0:02:42 - 0:02:45)
and just, just to confirm, there are no speakers on Zoom?

[Speaker A] (0:02:47 - 0:02:48)
I'm not seeing any.

[Speaker E] (0:02:48 - 0:02:53)
No, actually, I'm seeing us, and there are no— we don't have any speaker cards for this item.

[Speaker G] (0:02:56 - 0:03:00)
No. I'll make a motion we approve the minutes from December 13th.

[Speaker C] (0:03:00 - 0:03:01)
I will second that motion.

[Speaker A] (0:03:03 - 0:03:17)
It says one, but usually it shows people over here. Okay, we have a move and a second, uh, for the approval of the minutes. Uh, can you call the roll again, please?

[Speaker E] (0:03:18 - 0:03:19)
Commissioner Sessarin.

[Speaker F] (0:03:20 - 0:03:20)
Aye.

[Speaker E] (0:03:20 - 0:03:21)
Commissioner Schulman.

[Speaker H] (0:03:22 - 0:03:22)
Aye.

[Speaker E] (0:03:22 - 0:03:23)
Commissioner Miller.

[Speaker C] (0:03:23 - 0:03:23)
Aye.

[Speaker E] (0:03:24 - 0:03:25)
Vice Chair Ania.

[Speaker H] (0:03:25 - 0:03:25)
Aye.

[Speaker E] (0:03:26 - 0:03:26)
Chair Richardson.

[Speaker G] (0:03:28 - 0:03:28)
Aye.

[Speaker A] (0:03:28 - 0:03:42)
Thank you all. Now we come to the big item on the agenda tonight, which is a public hearing, and that's for the Roadside 22 Beer and Wine Use Permit. Turn this over to staff.

[Speaker D] (0:03:43 - 0:04:29)

Okay, thank you and, uh, good evening, Chair Richardson and members of the commission, members of the public. Our only public hearing item tonight is a request for a use permit Uh, by Nicole Simpson, the applicant, representing Roadside 22, which is a proposal to operate a business that serves high-end wine and craft beers, no spirits or hard liquor, along with limited appetizers in a bistro-like setting within an existing tenant space in Clayton Station. Uh, it's the tenant space across from Travis Credit Union and Sherwin-Williams. I could throw an address at you, but Everybody probably would know where it is based on where it's across from. So it's where the old, uh, Bellamia Spa used to be.

[Speaker C] (0:04:30 - 0:04:36)
Oh sure, and also where the yoga place—

[Speaker D] (0:04:36 - 0:04:37)
exactly, that same side.

[Speaker E] (0:04:38 - 0:04:50)
Yes, Milan does have a presentation, a PowerPoint presentation. I'm just— I'm, I'm having a hard time finding the file right now. I'm sorry. Give me just a moment, if you wouldn't mind, Chair.

[Speaker D] (0:04:51 - 0:04:52)
Sure, please.

[Speaker E] (0:05:15 - 0:05:17)
Sorry, I have too many windows open.

[Speaker A] (0:06:01 - 0:06:01)
Okay.

[Speaker D] (0:06:12 - 0:15:16)
All right, thank you. Um, so, uh, uh, as I was saying, uh, this is a proposal for a use permit to operate a wine and beer bistro in an existing tenant space in Clayton Station. According to, uh, Section, uh, 176030 of the Clayton Municipal Code, bars which are not part of a full-service restaurant require use permit approval from the Planning Commission. And as a result, we brought it before you for your review. And as part of the proposed establishment, 3 existing on-site off-street parking spaces located in front of the establishment. If you could go to the, uh, 4th. Thank you. So as you can see, this is a A shot looking at the, the front of the, of the tenant space. And as you'd mentioned, Commissioner Miller, uh, the yoga place is right to the left. So just to orient everybody, and then the sound wall would be to the right where the trees are there, the, the tall evergreens. But those 3 spaces there are proposed for an outdoor seating area, parklet as they call it. And, uh, the subject business is proposed to operate 5 days a week from Wednesday through Sunday. Wednesday and Thursday 4 PM to 10 PM— or excuse me, 4 PM to 9 PM. Friday, 4 PM to 10 PM. Saturday, from 12 noon to 10 PM. And Sunday, from 8 AM to 3 PM. Regarding the parking, uh, staff analyzed the proposal, both the spaces required for the

use in the tenant space as well as the 3 spaces for the parklet, uh, in accordance with, uh, Municipal Code Section 1737.03. And the existing amount of spaces at Clayton Station is 544, and based on the uses and the calculations therein for everything, which was quite a task, but it came to 500 spaces would be required before this business would exist. And with this business, the business itself would require 20 spaces, and these are again our off-street on-site, so this is all private property parking. Uh, so the business would require 20 spaces, and then with the parklet, of course, 3 more, so 23. So quick math, 500 plus the 23 for the business would be 523. There's still a surplus of 21 spaces, 544 again being the total amount that exists out there. So, uh, regarding noise concerns, um, staff did analysis on this as well as looking at the EIR for Clayton Station and the original approval, which is back in 1990. And, uh, there, as you are all aware, there to the— again, to the right side there where the— there's the tall evergreens, that would be where a sound wall is existing now, 8 to 10 feet approximately. And it was built out of what they call woodcrete, and it has noise mitigating technology and can even withstand seismic activity to a certain point. And as I had mentioned, the evergreen trees there on the right side, there'd be a row of those immature evergreens which would to further mitigate any noise or sound. And the business itself, as I went out and looked at the site, I originally measured about 70 feet, but if you look at where the, let's say, outdoor noise-generating component of the use would be located, was more about 85, 90, almost 100. The noise related to the bistro would obviously be indoors, but as people go out to the um, the parklet. So I, I did a measurement, and again, if you go back to that fourth slide again, if you look at where the— let's say out of the 3 spaces that the parklet's going to be located on— the side of the parklet that is closest to the Evergreens, there's a little, uh, bulb that sticks out there from the walkway. And so, you know, the wall of the business would be technically closer, obviously, but where the parklet would be is a little further away. So again, that's where the 10-15 foot difference or so is. And so again, as I said, the combination of the sound wall, the mature landscaping, and the distance of the tenant space, and specifically the, the parklet, to the nearest residential properties there in the Westwood subdivision would reduce the potential noise and visual impacts of the proposed business upon the adjacent residential neighborhood. No live music is being proposed at this time. Uh, staff did extensive department and agency, uh, coordination and review with this proposal And we, um, we spoke, uh, I, I actually had conversations with the chief of police, city engineer, and then I received correspondence from the county fire protection district, county planning, and was able also on the phone to speak with, uh, members of the public works department for the county, environmental health, and had an extensive conversation with a member of the county building department. And also put a call into the state Alcoholic Beverage Control, which is now relocated here in Concord, of all things. It used to be in Oakland. And staff received no comments or concerns or requests for additional requirements other than as the tenant space goes through— let's say if it is approved— as it goes through the process to get its approval for any tenant improvements, electrical, signage, you know, hanging signs, it would— the parklet would be reviewed in compliance with ADA requirements and everything associated with that. So it would be scrutinized again, and so would the fire protection district. My contact at Con Fire was, um, was very, you know, explicit about that, and he said absolutely, we'll take a look at it. So there, there's going to be several firewalls, no pun intended, that the project will go through if it were to be approved. Uh, let's see. So staff did receive several comment letters of

support and one letter of opposition. Those have been provided to you as attachments to the staff report, and also there was a response letter by the applicant as well, and that's also provided in the staff report. Uh, one of the grounds that staff noted in the letter of opposition was related to the Pavilion Bar and Grill, and staff just wants to clarify that the Pavilion Bar and Grill visually, every, you know, for many years I actually thought it was part of Clayton Station. It's not. It used to be Pepino's Family Italian Restaurant, and I believe it was constructed in the mid to late '70s, so it was there some 15 years before the Clayton Station was even established in 1990. So they're two completely different locations different than this. Uh, Pavilion Bar and Grill is not part of the Clayton Station technically. And again, as I had emphasized about the municipal code requiring that this be brought before you, Pavilion Bar and Grill is a restaurant first and a, you know, drinking establishment second. And they do serve, you know, hard liquor, uh, whereas this one would not. And this one is primarily more of a drinking establishment or of a bistro, kind of a community-oriented thing. And so, um, as part of this, uh, staff noted some typos in the resolution, the proposed resolution. So we've provided a revised and redlined copy on the dais for your review and to be, you know, to assist, uh, the commission in reviewing. The changes appear on page 1 of 4, and it's under Use Permit Standard of Review A. And then also, uh, there's other changes on page 3 of 4 under Condition of Approval 6. These are somewhat minor. Um, staff wanted to expand a bit on the, the related agencies that would be involved in the review of this use, so that's one of the changes. The other one was there was just a reference to a previous use permit, so that, that was rectified. Yeah, and then, and then, um, yeah, there was a finding about a specific plan compliance, but there is no specific plan in this area of Clayton at all. There's only two town centers, plan and Marsh Creek Road, which are quite, quite far from Clayton Station. And so with that, staff recommends— if you go to the recommendation— oh, um, yeah, there's the floor plan. So there's going to be tables and chairs and, and other things that are associated with this kind of land use. It's, it's, um From what I've gathered, and I'll defer to the applicant on this, but it's going to be kind of a, as again I said, a bistro. It's more of a community-oriented kind of a nice place, high-end wines, craft beers, that kind of thing. So, um, but there's a floor plan and that has also been provided in your staff report as well. And so, uh, with that, uh, staff, if you— thank you— staff would like to recommend that the Planning Commission open the public hearing and accept written and spoken testimony, close the public hearing, and adopt the attached resolution approving the use permit with conditions for the proposed beer and wine bar to operate in an existing tenant space located at 5439 Clayton Road, Suites E and F, in the Clayton Station Shopping Center. And that concludes our presentation. We're available for any questions.

[Speaker A] (0:15:17 - 0:15:32)
Thank you, Milan. Um, are there any commissioners with questions at this time of staff. Seeing none, I'm going to open the public hearing and give an opportunity for the applicant to speak first.

[Speaker B] (0:15:46 - 0:19:43)
Okay, um, good evening everyone. Um, first off, I want to thank everyone for their time, especially Milan and the City of Clayton staff. Um, I know they put a lot of work into this

proposal, and Milan has been extremely patient and thorough with my multiple questions throughout the process. Um, I have notes here just because I don't want to forget any important points, so I hope you don't mind. Um, I thought it would be helpful to just share a little bit about myself and my plans for Roadside 22. My husband and I, we both grew up in Concord. We still live in Concord near Clayton, and we have many family members and friends that live in Clayton and the nearby Concord neighborhoods. We have two boys and a dog. My oldest son went to Ayers Elementary, Pine Hollow, and he's currently a freshman at Clayton Valley who is hopefully beating Campo Lindo right now on his JV basketball team. Oh, it's killing me not to be there. Um, my youngest son is 10. Uh, he started at Ayers Elementary. He now attends Kings Valley. Um, he plays basketball, and he's coming out of retirement. He's going to play baseball again this year. And our dog Coco is a 5-year-old mastiff mix that we adopted last year from the SPCA. Um, throughout my kids' education, I volunteered on the PTA and I planned the school auction for several years. I met the most amazing people, some of which are here to support me tonight. Um, I've always believed in the importance of community, and my time at the local schools really only kind of strengthened that belief. Um, on the business side, I'm a graduate of St. Mary's College. I've worked for many small businesses. I've owned a successful event planning company for 13 years, and I am the co-owner of a vintage mobile bar business with my best friend. Um, I'm proud to be part of the small business community where I've met and I've worked with many talented, amazing people. Roadside 22 has been my dream for years. I've always wanted a place where I can bring two things that I'm very passionate about: community and small business. And I've always known that I wanted to do it here in this neighborhood where, um, there's a great community. Our friends and family are here. We live here, we shop here, we eat out here, and we're raising our family here. Um, the style of Roadside 22 is meant to be more of a bistro cafe setting, not a late-night bar. Um, we won't have late hours. We're not going to serve hard alcohol. Um, I want it to feel high-end but not pretentious, and most important to me is that it's a welcoming environment to everyone. Um, we're going to feature well-known wines and beers, but one of the things I really want to do is seek out local small wineries and breweries and kind of introduce them to the community. Um, I also hope to, you know, partner with small businesses and kind of support them through Roadside 22. Um, I've worked really long and hard to get this far, to make my dream of Roadside 22 a reality. I've done extensive research. I've estimated costs and timelines, toured many properties, developed a business plan, worked with ABC. I've spoken to the County Department of Conservation and Development, the Health Department. I've researched local architects and construction companies, and I've hired partners that I trust to be professional and honest. While I have a strong vision in mind, I do want to be respectful of what's best for the community, so I'm open to answering any questions and taking suggestions. I just want to end by stressing that my plan is not a wild party bar. I'm a 44-year-old PTA mom of two. Um, I hope that Roadside 22 will be a special place in the community that supports small business and where people can come together and enjoy good wine, good beer, and good company. Thank you all very much.

[Speaker A] (0:19:51 - 0:20:06)
Um, since it is a public hearing now, I'll open it up for anyone else that would care to speak. And if you haven't filled out a speaker's card, thank you. Right here in my very empty basket. Thank

you.

[Speaker F] (0:20:09 - 0:20:10)
Green button, you said?

[Speaker G] (0:20:16 - 0:20:16)
Okay.

[Speaker I] (0:20:17 - 0:21:45)
Um, I wasn't planning on speaking, but my name is Wendy Laughlin. I have lived and been raised in Clayton almost my whole life. Um, I have a husband and a son— two sons, excuse me, forgot the other one. Um, anyways, I've known Nicole for almost 30 years. We grew up together, we became moms together. And I have watched her build these businesses, and I'm not kidding when I say there's nobody better for this position. I cannot think of another person that literally takes the community at heart first, and she's really interested in making sure people have jobs, that they have a fair work environment, a safe place for people to hang out. As a Clayton, uh, homeowner, we really don't have a lot of places like that. I can go to the Clayton Club, you know, but what is it, till 9, and then I gotta go, you know, so I go to Pavilion, we go to Eds, but Marassi's is just kind of, you know, it'd be fresh, fresh start, have something new. I wrote a letter and then a very good friend of mine also wrote a letter in supporting Nicole Kelly Schools, who is a real leader around here, who does a lot of volunteer work, helps with the schools, baseball, all that kind of stuff too. So we're having a hard time finding places to host community events, thank you events, things like that. I also work for Todd Lofton Dental Office in Concord. I've been there for almost 7 years. Same thing, we have thank you events for our, our, uh, patients, staff, and it's just kind of a nice community thing, I think, small, and we like that. So I just fully support her. Sorry, I'm a little nervous, but I just wanted to say that.

[Speaker J] (0:21:45 - 0:21:46)
So thank you.

[Speaker A] (0:21:46 - 0:21:50)
Great, thank you. Anyone else?

[Speaker J] (0:21:56 - 0:21:57)
This is still on.

[Speaker G] (0:21:57 - 0:21:57)
Yeah.

[Speaker H] (0:21:58 - 0:21:58)
Oh, here.

[Speaker J] (0:22:06 - 0:23:57)

Hi, thank you. Good evening, and thank you for allowing us to speak. I wasn't planning on speaking this evening, but might as well take the opportunity. I am here in 100% support of Nicole Simpson and her opening of Roadside 22. I come to you as a 911 dispatcher for 29 years, uh, was at Concord PD for about 10, and I'm currently at Contra Costa County with Mary. And, um, I live in the Kirkwood neighborhood, my wife and I and our daughter. We met Nicole at Ayers. She got me involved in, um, the PTA, which I thought I would never be involved in. So, um, we started there at Ayers, and now we're at Pine Hollow, and we plan on going to Clayton Valley next year. Uh, she'll be a freshman, but I'm coming to you as more of a work, uh, aspect. Because I live in Kirkwood, I shop at Safeway, I shop at Pavilion. I think it's my area, just like most of my friends back here. And I'm seeing a huge homeless population. Um, they're in there, they're kind of rampant, and they're looking for things to steal. And I think with having some of the businesses populated, it's going to help. It's going to help. People are going to be there till 9 o'clock, you know, even on a weeknight. Um, it's gonna help keep them moving along, and I think we could all agree that that would be great. Um, I think that this establishment is going to be very word of mouth, so you're going to get a lot of my friends who are either cops or firefighters, um, fellow moms You know, we're going to be a big first responder kind of place, and I just think that's important for our community. Um, so that's it. Thank you for hearing us.

[Speaker F] (0:23:58 - 0:23:59)
Appreciate it.

[Speaker A] (0:23:59 - 0:24:05)
Great, thank you. Another. Hi, thank you.

[Speaker H] (0:24:08 - 0:25:10)
Good evening, my name is Kristen Winger and I'm a teacher at Ayers Elementary, and I had the pleasure of meeting Nicole when her son was in my classroom actually before that. Yeah, but when she speaks about working with the community, she is tirelessly working with the community. She, I swear, spent more time at Ayers Elementary and Pine Hollow probably helping teachers, students, parents come together And by the time she left Ayers, it was a tight, tight-knit community of people who just kept wanting to help students and teachers. And so when she speaks about being a community person and allowing people in, she means that from her heart. I have never met someone who works harder for others than Nicole. And so I ask for your approval tonight. Thank you.

[Speaker A] (0:25:12 - 0:25:16)
Thank you. How come aren't there any negative people here? Oh, sorry.

[Speaker B] (0:25:17 - 0:25:18)
You don't have to hear us.

[Speaker G] (0:25:18 - 0:25:19)
Go ahead.

[Speaker A] (0:25:19 - 0:25:24)
Feel good? Anyone else? I don't see any. Is there anyone in the Zoom world?

[Speaker E] (0:25:27 - 0:25:27)
No.

[Speaker A] (0:25:29 - 0:25:32)
Uh, you thought this was easy, right?

[Speaker B] (0:25:32 - 0:25:33)
No, I do.

[Speaker A] (0:25:33 - 0:25:58)
Uh, normally in a public hearing like this, you you would, as an applicant, would say something and then people would come up and they'd say stuff and you'd have an opportunity to rebut. And I'm assuming you're not going to, but also at this time I will, uh, because we still are in the public hearing portion of it, I'm going to give the commissioners an opportunity to ask you questions. So who would have a question? Uh, recognize the Vice Chair.

[Speaker G] (0:25:59 - 0:26:01)
How did you pick Roadside 22?

[Speaker B] (0:26:01 - 0:26:36)
Well, my best friend actually helped me with that. It wasn't always Roadside 22 actually. It was gonna be Community Beer and Wine Bar, but I just had that in my head. And as soon as I told my husband and my best friend and a couple other people, they all thought that was a terrible name. So kind of brainstorming, she was like talking, gave me a few, we had like a list of 7 ideas and we took votes, but we decided on Roadside 22 because it's in the Clayton Station on the Clayton Roadside. And I started this process for this, um, location in 2022.

[Speaker G] (0:26:36 - 0:26:44)
And you know, I wanted to ask you a question, but I don't see any TV sets in here. And is that going to be the policy?

[Speaker B] (0:26:44 - 0:26:52)
My husband, that was like one of his few requests if I took this adventure. Um, so no, we will have some televisions in there.

[Speaker D] (0:26:52 - 0:26:53)
Yeah, yeah.

[Speaker B] (0:26:53 - 0:27:00)

I don't know that I wasn't originally going to because I want artwork on the walls, but I get that some people would like to come and watch a game or something.

[Speaker G] (0:27:00 - 0:27:02)
But it's not going to be a sports—

[Speaker B] (0:27:02 - 0:27:05)
No, no. Um, I hope that's not disappointing.

[Speaker G] (0:27:06 - 0:27:09)
A lot of people, a lot of people like it as it's a quiet place.

[Speaker B] (0:27:10 - 0:27:12)
Yeah, I mean, I don't want it to be sleepy or anything.

[Speaker G] (0:27:12 - 0:27:13)
No, no, but it's going to be—

[Speaker B] (0:27:14 - 0:27:20)
I, yeah, and I, I mean, I'm not— there will be TVs, but not like a rowdy sports bar.

[Speaker G] (0:27:20 - 0:27:21)
You'll be able to talk in there.

[Speaker B] (0:27:22 - 0:27:25)
Yeah, I'm not really going for like a sports bar kind of an environment.

[Speaker G] (0:27:25 - 0:27:33)
Janine, I'm looking forward to it too, as a former first responder, and my daughter is too since she lives close.

[Speaker D] (0:27:34 - 0:27:37)
Yeah, yeah.

[Speaker G] (0:27:37 - 0:27:38)
Okay, thanks.

[Speaker A] (0:27:38 - 0:27:39)
Commissioner Miller.

[Speaker C] (0:27:41 - 0:27:55)
Uh, thank you, Mr. Chair. Um, and I'll just disclose that my, um, I'm, I'm not affiliated, uh, with, uh, the applicant, but my wife and she meet regularly socially as part of the PTA. I was

wondering if you'd recognize me.

[Speaker B] (0:27:55 - 0:28:01)
I purposely I purposely haven't texted her recently because I didn't want any conflicts or anything.

[Speaker C] (0:28:02 - 0:29:03)
It's not a— it's not a— yeah, but I just— I love to be above ground about everything. So anyway, you know, the only concern that was expressed truthfully was about sound, and I did note in your response that there's no plans to have live music or anything outside, like at the parklet and whatnot. And I don't know if we— the wrong— it's the wrong word to say deeded it into or conditioned it or something like that, that if that wanted to be introduced later, that it be necessary to re-approach the— to make sure that we've got enough. Right, right, right, exactly. I just wanted to be kind of conditioned for the permit, that's all. But at the same time, I'm sure that if you did, it would be handled. There is the sound wall there. Someone mentioned they live in Kirkwood. Whereabouts in Kirkwood? On Baxter. Is that proximal or is that on the other side, so to speak?

[Speaker J] (0:29:03 - 0:29:04)
Kirkwood's on the west.

[Speaker C] (0:29:05 - 0:29:06)
Oh, that's Westwood I'm thinking of.

[Speaker D] (0:29:06 - 0:29:07)
You're right, you're right, you're right.

[Speaker I] (0:29:07 - 0:29:07)
Kirkwood.

[Speaker G] (0:29:07 - 0:29:07)
Yeah.

[Speaker C] (0:29:07 - 0:29:07)
Okay.

[Speaker G] (0:29:08 - 0:29:08)
All right.

[Speaker K] (0:29:08 - 0:29:08)
Right.

[Speaker C] (0:29:08 - 0:29:49)

Never mind. You're right. Because it is— because it's Westwood that's directly abutting it. And we heard from a couple of— well, one resident who was concerned. And I understand, and that's a reasonable concern. I really just— my only, I guess, feedback is it looks good to me. I was a little confused about the location because I thought the spa was still there. I'm delighted to hear that an occupancy might be filled because vacant property is an attractant for bad things. And so Glad to hear about that. But yeah, that's the only concern I had. All right, I appreciate your time. Thank you.

[Speaker A] (0:29:51 - 0:29:52)
Commissioner Cesarin.

[Speaker K] (0:29:53 - 0:30:05)
Thank you, Chair. First, for the staff, again, on— so on the live music, would there be a need to permit for if they just had something inside?

[Speaker D] (0:30:09 - 0:30:18)
Well, I'm sorry, my understanding is that the use permit would have to come back before the commission, but Director Ayers may have another insight on that.

[Speaker K] (0:30:18 - 0:30:19)
Interesting.

[Speaker E] (0:30:19 - 0:31:48)
Okay, so the way that use permits typically operate is you approve the— if you choose to approve the use, you approve it as it's described. So in this case, you've described, or the applicant has described, that The business would not have any live entertainment inside or outside, just that's what's described right now. Um, to referring back to Commissioner Miller's question about whether that would require a new amendment to the use permit, there is a condition currently in the draft recommendation that lists circumstances that would trigger a new review by this group, including expansion of hours beyond what's described expansion into new tenant spaces, service of alcoholic beverages other than beer and wine, because that all falls outside the scope of what's been described so far. I guess I would leave it to this group, um, should you decide after closing the hearing and deliberating, should you decide that you're comfortable with a certain amount of live entertainment like acoustic guitar inside the tenant space, that could be written into the conditions of approval. The, you know, live entertainment is permitted to the extent of X. Or if you wanted a more restrictive— any live entertainment needs to come back to us so we can look at it again— you could consider revising condition number 4 to add that to the list of triggers for an amendment.

[Speaker K] (0:31:49 - 0:31:54)
Okay, thank you. Um, Do you want live entertainment?

[Speaker B] (0:31:56 - 0:32:12)

Well, now that you mention it, to have it as an option— I don't know that I want a band, but, um, the acoustic guitar option would be lovely, I think, down the road. I'm trying to just start out keeping it simple, sure, um, but to have that as an option down the road would be lovely. Yeah, absolutely.

[Speaker K] (0:32:13 - 0:32:17)
Um, we— so we don't— and the parklet is not designed yet?

[Speaker E] (0:32:17 - 0:32:18)
No.

[Speaker K] (0:32:19 - 0:32:23)
Okay, and see, when— what's the timeline for opening?

[Speaker B] (0:32:25 - 0:32:32)
In a— in the perfect world, everything goes well, probably 3 to 4 months. In a more realistic world, probably 5 or 6.

[Speaker K] (0:32:34 - 0:32:38)
Yeah, and, uh, I, I recommend the TVs.

[Speaker B] (0:32:38 - 0:32:39)
Just—

[Speaker K] (0:32:39 - 0:32:42)
you could, you could have artwork on the TV.

[Speaker E] (0:32:42 - 0:32:42)
I hear you.

[Speaker H] (0:32:43 - 0:32:44)
I I hear you.

[Speaker K] (0:32:44 - 0:32:52)
And then just switch it for special, special games maybe, or for a request of somebody that's renting the space, or like a group that's in the space.

[Speaker B] (0:32:53 - 0:32:53)
I hear you.

[Speaker K] (0:32:53 - 0:32:53)
That's what I'm saying.

[Speaker B] (0:32:54 - 0:32:55)
I hear you. I do.

[Speaker K] (0:32:56 - 0:32:57)
Okay, that's all I have for you.

[Speaker B] (0:32:57 - 0:32:58)
Thank you.

[Speaker K] (0:32:58 - 0:32:58)
Thank you.

[Speaker A] (0:32:58 - 0:33:00)
Thank you. Commissioner Schulman?

[Speaker F] (0:33:02 - 0:33:21)
Uh, yes, I had a question. I know you, um, Commissioner Sessorn just, um, asked about the parklet, but, um, my question about the parklet is it Do you have any idea if it's going to be something more permanent or something that could be removed? Do you have any idea about where you're going with that idea?

[Speaker B] (0:33:21 - 0:33:38)
Yeah, I expect it— I'd like it to be something permanent, so have it built out with composite decking, um, to be level with the curb there so that it just takes those 3 spots, and then it would have like a half-wall fence that comes up around the side and string lights above, but that's just a little detail I care about.

[Speaker F] (0:33:38 - 0:33:55)
Okay, um, now the other question would be like for rainy times like now, would you have something that could shield that, or is that something that you would think about later on, or something to include now while you're in the design phase?

[Speaker B] (0:33:55 - 0:34:23)
Um, I don't envision having something permanent that would shield from the rain, um, but I, I haven't put a lot of thought into, but have thought about, could I bring in a tent structure. I'm familiar with those because we use them for weddings a lot, um, that would— could cover the parklet so it could be used in the winter because I guess it's going to rain all the time now. So I— it, um, it's in my mind that maybe, but otherwise it would probably not be in use too much over the winter on rainy days.

[Speaker F] (0:34:23 - 0:34:46)
Okay, and then another question. One of the lovely ladies here mentioned about our homeless population. Now, would you be leaving tables and chairs outside inside because then you have

possible vandalism, theft. So would you be able to lock that down at night, or would you bring it in? Like, have you thought that out?

[Speaker B] (0:34:46 - 0:34:47)
Yeah, I would bring it inside.

[Speaker F] (0:34:47 - 0:34:48)
Bring it inside.

[Speaker B] (0:34:48 - 0:34:48)
That's my plan.

[Speaker F] (0:34:49 - 0:34:59)
Okay, because I didn't know if maybe you could work it into— if you're making it a permanent parklet, to have some possibility to kind of lock it up at night, if you— in a design plan.

[Speaker B] (0:34:59 - 0:35:02)
Oh, like put a gate or something, um, so they—

[Speaker F] (0:35:03 - 0:35:13)
something to that nature, or a way to lock it. I don't know, whoever would you would be working with, maybe you would come up with something. He or she would come up with something.

[Speaker C] (0:35:13 - 0:35:13)
I was—

[Speaker F] (0:35:14 - 0:35:31)
it's just an idea that had popped in my head when, when the mention of, of the homeless with vandalism and theft, because that is a concern, you know, with the Safeway being robbed and the pharmacies being robbed, and it is a concern.

[Speaker B] (0:35:31 - 0:35:44)
I'm certainly not opposed to it. Um, I hadn't really thought about that initially, but I wouldn't be opposed to if it's something that people thought would be helpful in keeping it from being vandalized, for sure. It'd be easy to— it'd be easy to incorporate.

[Speaker F] (0:35:44 - 0:35:55)
Yeah, it's just a— it's just an idea. And then, um, Okay, that— and would— I, I believe staff said that you'd have to comply with all the ADA stuff.

[Speaker B] (0:35:55 - 0:35:55)
Oh yeah.

[Speaker F] (0:35:56 - 0:35:58)
Okay, okay, all right. Thank you. Thank you.

[Speaker A] (0:35:58 - 0:36:11)
Thank you. You know, when you started this, you said this, this was something that you're doing because of two things that were important to you, and I thought you're going to say beer and wine. Um, I really did.

[Speaker B] (0:36:11 - 0:36:14)
I don't know where that puts me in the world, but it would have been funny.

[Speaker A] (0:36:14 - 0:36:46)
Crafty beer and wine, I thought. Then you went, no, helping the community, you know. Um, very good questions. Would you say it's fair to say that you've laid the best laid plans you can, but once you really get started with this, you have to be able to be nimble and adjust and adapt and find out what happens with the homeless people, what happens with the people that are around there, and whether you can leave the chairs out or leave the chairs in, or whether you bring in umbrellas because it's a sunny, warm day or whether you bring in umbrellas because it's raining.

[Speaker F] (0:36:47 - 0:36:47)
Yeah.

[Speaker A] (0:36:47 - 0:37:10)
And you, you already imagine that you're going to absolutely be flexible. Yeah, those kinds of things. Um, I, I think it's a terrific idea. Uh, I mean, just, you know, the idea of doing those things— I see them around here a lot, and they seem to be nimble as well. There's Cali Craft that has one. There's another one at Oak Grove and Ignacio. I can't remember the name of it.

[Speaker J] (0:37:11 - 0:37:12)
Pardon?

[Speaker A] (0:37:12 - 0:37:19)
Yeah, okay, another one, you know, but, but I think those are, those are what you're— my guess is that's what you're envisioning, something similar to that.

[Speaker B] (0:37:19 - 0:37:20)
Similar.

[Speaker A] (0:37:20 - 0:37:24)
Okay, um, I think that's all I have right now.

[Speaker F] (0:37:24 - 0:37:25)

Okay, thanks.

[Speaker A] (0:37:26 - 0:37:29)
One more, Commissioner Miller. I appreciate it.

[Speaker C] (0:37:29 - 0:37:40)
Just coming back to what you said, I, I like the idea of something like non-amplified, or, you know, using some sort of language like that so that that the applicant has some flexibility to explore.

[Speaker A] (0:37:41 - 0:37:42)
That'll fall under our discussion.

[Speaker C] (0:37:42 - 0:37:44)
Right. Okay, got it. Okay, perfect.

[Speaker A] (0:37:45 - 0:37:46)
Thank you.

[Speaker D] (0:37:46 - 0:37:46)
Thank you.

[Speaker A] (0:37:46 - 0:37:51)
Okay, I'm seeing no one else here. Is there anyone in the Zoom world?

[Speaker E] (0:37:54 - 0:37:55)
There are no hands raised on Zoom.

[Speaker A] (0:37:55 - 0:38:09)
Okay, seeing no other hands, I'm going to close the public hearing. Now, this is an opportunity for the Planning Commission now to discuss what you did and talk about what we think. So I'll open that up. Perhaps we start with Commissioner Miller.

[Speaker C] (0:38:09 - 0:38:37)
Yeah, I'll be— I think I'll be brief. Just a little bit about where I was going with that is, is I do want to see businesses that are coming in succeed and have flexibility. I kind of like where you were going with a lot of that. You know, our goal here isn't to just paint you into a corner, but to make sure that concerns are addressed and whatnot. So I think there's a nice balance if we go toward non-amplified or something like that.

[Speaker G] (0:38:38 - 0:38:38)
Although—

[Speaker A] (0:38:38 - 0:38:39)
Sound, for the sound.

[Speaker C] (0:38:40 - 0:39:56)
For the sound. Yeah, for the sound concerns so that there's at least some flexibility to have entertainment but without raising concerns. Although technically a mariachi band is not amplified, but there are already noise ordinances if you exceed a certain number of decibels, so. That's already covered. I guess I just wanted to feed back in also that sort of missing from the cityscape is watering holes that have a talkable volume, you know, where you can go and kind of have a conversation, and that would be a welcome— that would be a welcome addition. I think of that place down way, way down Concord. That's the Tap House. Yeah, the Concord Tap House, which also has a permanent parklet outside of it, which I enjoy. The, the, um, their lumpia is fantastic. Lumpia. Sorry, lumpia. Yeah, yeah, yeah. But anyway, so that, I, that, that feels sort of like kind of maybe the same flavor that you might be going for, uh, but with a few more seats at the house. So, uh, yeah, there's just the non-amplified sound, I think, was the, the thing.

[Speaker F] (0:40:03 - 0:41:14)
I would agree with Commissioner Miller about, you know, um, given some flexibility about acoustic or acoustic music instead of something like loud and, and booming. Um, I think that presents a nicer atmosphere where you can hear somebody and have a conversation. I, I believe— I think that would be a great flexible option instead of a, a live band or a blaring stereo of that nature. What I did forget to ask is about the food. That's important. Um, but, um, as long as you can maybe have like a cannoli once in a Well, um, but, um, I, I don't see why we couldn't give a little flexibility for acoustic music, maybe on like the inside or something. But I think yes, it would be a welcome addition because it's nice to see a business come in instead of having empty storefronts. Um, the more businesses that we have to keep a community together, the better. I'm in full agreement with that.

[Speaker A] (0:41:17 - 0:41:18)
Thank you. Commissioner Cesare.

[Speaker K] (0:41:20 - 0:41:53)
I just want to be clear again on this, on the sound, on the sound thing or the noise thing. It just— in B, capital B, lowercase c, it just, it says already not generating intermittent or constant noise. Violating the general plan noise element. So again, my question is, is there even a need to add anything, or is— are bands or music precluded automatically unless you have—

[Speaker E] (0:41:54 - 0:41:54)
it's—

[Speaker K] (0:41:54 - 0:41:58)
unless it's specifically written in to a use permit?

[Speaker E] (0:42:05 - 0:43:01)
Yeah, I mean, I, I think there may be a couple ways you, you could think about this. One is to have the language in there so that it's explicit. I mean, if, if this group is comfortable with acoustic music inside, or however you want to phrase it, then there's no question going forward of whether it was intended to allow music within bounds of municipal code. You are correct that there are, there are standards within the municipal code that would have to be followed in any scenario, with or without without a condition, but you may think about just putting it in more so that you're assuring the flexibility for the applicant and the use permit is not interpreted differently in 5, 6 years when there's all new people sitting up here and new people sitting here. So I think you are correct. I think it could be unsaid, but it may be worth stating that what is acceptable as much as it is what is not.

[Speaker K] (0:43:04 - 0:43:51)
My only concern, if we say— if we just say without making it too wordy, it's just acoustic or not amplified, might have vocals that are amplified at some point, but like the other— but the guitar is not, you know. So we could— I think we should put something in just to be safe. But it just feels like it— just this statement that's not violating the general plan noise element is adequate enough, short of any preclusion in the code already, the city. But I would say add something in.

[Speaker A] (0:43:52 - 0:43:52)
If I—

[Speaker D] (0:43:53 - 0:45:03)
yes, if I may, through the chair. Um, the staff report says no live music, so one suggestion for the commission's consideration would be it might be good to, um, solidify the allowance for acoustic music. Uh, now I don't know, people were saying non-amplified. I've seen acoustic guitar players like at weddings and whatnot have a small amplifier just, you know, to beef it up a bit, but not like— we're not talking about heavy metal or something, just— and again, you could have non-electrically amplified music like a mariachi band, which are very loud. So, uh, I think at the end of the day, uh, the noise element calls for— I believe it's 55 decibels or 60 at the property line. So that means somebody standing at the property line with a decibel meter, you can't go above. And I forget which one of those, but with the sound wall. But anyway, just something for the commission's consideration that the staff report did say no live music. So if somebody else hears music, says, wait a minute, the staff report said no live, now I'm hearing live. So it might be good to add that condition or change one of the existing ones. Thank you.

[Speaker K] (0:45:04 - 0:45:28)
Thank you, Milan. I might just say, I might just say live music is permitted and it meets as long as it does not violate general plan noise element. Doesn't have to be specifically acoustic or non-amplified. That's my suggestion. Mr. Miller's suggestion also. Great, of course. And then that's all I have to say right now.

[Speaker A] (0:45:29 - 0:45:30)
Thank you, uh, Vice Chair.

[Speaker G] (0:45:33 - 0:45:40)
Well, I'm looking very much to, uh, visiting that establishment. The one thing I didn't ask— free Wi-Fi?

[Speaker K] (0:45:40 - 0:45:41)
Free Wi-Fi.

[Speaker G] (0:45:41 - 0:46:05)
I look forward to spending a few hours there. I, and I agree with both Commissioner Miller and, uh, about live music, and with you about live music not to exceed our standards. That's perfect. That's perfect, Justin. Gives you the option of having some entertainment once in a while.

[Speaker A] (0:46:09 - 0:46:20)
Yes, thank you all. The nice thing about being chair is you always go last. Um, a question of staff: what's the difficulty in amending the use permit?

[Speaker D] (0:46:21 - 0:46:33)
Uh, there would be no difficulty other than adding a condition. Uh, this is very rough, but something to the effect of live music is permitted as long as does not violate the general plan noise element, or something to that effect. We could work with it.

[Speaker A] (0:46:33 - 0:46:56)
My question is, as it pertains to discovering something new, and you realize that whatever you discovered new, like you want to have music, or you want to have food, you know, that's not pre-prepared— I'm assuming it's pre-prepared food, as I've read— and if you wanted to add that, it's simply a matter of coming back in, coming back to the commission and asking to amend the use permit.

[Speaker D] (0:46:57 - 0:46:58)
That is one way, yes.

[Speaker A] (0:46:59 - 0:47:00)
Is there— are there fees associated with that?

[Speaker F] (0:47:03 - 0:47:03)
Question.

[Speaker A] (0:47:04 - 0:47:04)
I'm sorry for the question.

[Speaker E] (0:47:05 - 0:47:54)
No, no, no apologies. Uh, it would be treated— it would— an amendment is treated in the same fashion as a new use permit. So the process would be the same. She would— the applicant would come in, uh, pay staff cost for, uh, staff time. There would be a new public hearing in front of this group, and then the amendment would be approved or denied. Um, I'd like to point out that there is language currently in the resolution that defines what would constitute an amendment in condition number 4. So I just want to be mindful— I'd like the group to be mindful of that, that if that's too constraining, that may be something you want to take a look at, that language as it's written at expansion of the footprint into a new tenant space, expansion of hours.

[Speaker A] (0:47:57 - 0:48:39)
Okay, so my, my, my notion was to give you a chance to get started. If you decide you want to do something, then you can come back and say, can I amend it? But if there's a cost associated with that and some things like that— I'm sorry, closer, closer to the mic— that we could do that. But I don't— I, I'm not inclined to look to add additional cost onto a starting business. I like the idea of, uh, of some wording that I've heard other commissioners say, allowing for some music. Uh, boy, it's hard to describe music, I think, sometimes. But something that would be— and what are the hours of the noise ordinance?

[Speaker D] (0:48:40 - 0:48:43)
Uh, you would be allowed to go till 10 PM.

[Speaker A] (0:48:43 - 0:50:29)
10 PM. And you're not beyond 10 PM in any of your times. So I think I like the idea of wording that says music would— if I heard my colleagues— music that would be permitted so long as it doesn't violate the noise ordinances, or the— which is level and time, right? Um, other than that, I think it's great. You know, I think it's a great idea. I think it's an underutilized space. Um, I will tell you that in an agency I worked for in a lifetime, a long time ago, we had a playground. I mean, we had an area next to a high school and a park was there, and all the ne'er-do-wells of the high school would come over and hang out in the park. Everyone thought, what are you going to do to get rid of these kids? You know, because the kids grow up and move away, but younger ones come up and take their place. So we built a playground for young kids. And when we put a playground for young kids, everyone told us, that's insane, you've got all these crazies from the high school, you know what they're doing over there in the park. And we put that in there, and what came were children, but mothers came with them. And I'm telling you, those kids never showed up there again. And all the vandalism that we had and the other things that we had, it disappeared. It was a— it was an epiphany for me because I really didn't think it would work, but it did work. And I think it's true, there are those that hang around behind the building, and there are some that are around there, but I think if we bring a light out and focus it in that area and bring something in there that says lively as what I see in these other places I mentioned, I think it would be a real benefit to the area. So unless there's any other— just, yes, please.

[Speaker K] (0:50:30 - 0:50:52)
Sorry, one more question. I want to move it along, but, uh, to the staff, to the hours of operation Is there any issue with private events if they fell— if they fell with outside of the hours of operation, not including— not going after 10, but like, would that need to be reapproved separately, or is that—

[Speaker D] (0:50:52 - 0:52:01)
well, it depends on the scope. If it's, let's say, a, you know, private party, they want to, you know, a business or something is having a going away party for someone, a retirement party, or anything, I mean, you got think of a number of things. They could work out that out with the applicant/business owner and say, can we just have the space for a few hours? But yeah, it would be within the parameters of the days and times. Um, there is a case, or could be cases, where if something bigger were proposed, and you know, I don't know what that would be, but there's a— the vehicle of the use— excuse me, temporary use permit and noise permit Although we've kind of covered noise, but temporary use, I can't think of anything right now, but I'm sure there's, you know, how life is, it'll throw something at you haven't considered yet. But if there were a use that were, say, temporary in nature, like somebody was having some kind of party and they were gonna whatever, I don't know what it would entail, but that is one mechanism that staff could use to approve a temporary, like a one-day use, or, you know, I don't know about a weekend, but, you know, something to that effect. We use those for the Art and Wine Festival and all the community events we have every year to temporary use permits and noise permits.

[Speaker E] (0:52:01 - 0:52:11)
So sure, and those— and to Milan's point, those temporary use permits are limited in number per year. I think it's 4 per year, so it wouldn't be something that, that you could have every weekend.

[Speaker D] (0:52:12 - 0:52:13)
Yeah, it is 4 a year.

[Speaker C] (0:52:14 - 0:52:14)
Yes, correct.

[Speaker K] (0:52:14 - 0:52:23)
Okay, and the cost is associated with, um, just a little staff time, or is it based on this scope?

[Speaker D] (0:52:23 - 0:53:05)
The temporary use permits run $216. I'm going from memory. It's just over $200. It's a fee. Okay, this is more of a what we call a deposit because there's an amount that's set down, and as staff processes, you know, does analysis, prepares reports and whatnot, there's a time charged against it. And then whatever monies are left over from the deposit was initially submitted is refunded to the applicant. A fee is different, it's just a one-time payment. My

understanding is those fees— and Director Ayers may know more about that— but I believe it's a time material study they did way back when. And so that's somebody somewhere figured out, well, that's the amount of time staff's going to spend is $216 or whatever the amount is. So it's just a one-time fee payment for the temporary use and that's it.

[Speaker A] (0:53:06 - 0:53:07)
Okay, okay.

[Speaker K] (0:53:08 - 0:53:09)
Thank you, thank you.

[Speaker C] (0:53:18 - 0:53:48)
I'd entertain that, or I would like to move that we, um, accept the resolution or approve the resolution, um, as proposed with, uh, the addition of language that, uh, permits live entertainment, uh, that doesn't violate existing noise. I, I wouldn't even say noise. It doesn't violate the, um, the general plan, uh, uh, constrictions or restrictions.

[Speaker E] (0:53:50 - 0:53:52)
Yeah, I think we understand the language you're looking for.

[Speaker G] (0:53:53 - 0:54:02)
Okay, and I'll second that motion for the approval of Resolution 01-2023 as amended.

[Speaker A] (0:54:03 - 0:54:04)
Any discussion?

[Speaker E] (0:54:08 - 0:54:09)
Commissioner Sazerin?

[Speaker F] (0:54:10 - 0:54:10)
Aye.

[Speaker E] (0:54:10 - 0:54:11)
Commissioner Schulman?

[Speaker F] (0:54:12 - 0:54:12)
Aye.

[Speaker E] (0:54:12 - 0:54:13)
Commissioner Miller?

[Speaker G] (0:54:14 - 0:54:14)
Aye.

[Speaker E] (0:54:14 - 0:54:15)
Vice Chair Ania.

[Speaker G] (0:54:15 - 0:54:16)
Aye.

[Speaker E] (0:54:16 - 0:54:17)
Chair Richardson.

[Speaker H] (0:54:18 - 0:54:18)
Aye.

[Speaker G] (0:54:22 - 0:54:23)
Luckies.

[Speaker A] (0:54:23 - 0:54:49)
All right, when do you open? Come on. No, thank you all very much for coming down. Thank you all. Thank you all. Um, just give him a moment. All right, the next thing we have on the agenda is communications. Are there any communications from staff?

[Speaker E] (0:54:50 - 0:54:52)
None, none this evening, Chair Richardson.

[Speaker A] (0:54:54 - 0:55:06)
Anything from the commission? And this is also an opportunity to talk about things you might want to see at future meetings as well.

[Speaker C] (0:55:06 - 0:56:00)
Okay, that I actually Yes, I actually— no, I'm sorry, may I speak, uh, Mr. Chair? Thank you. Uh, I was just going to say that, um, especially after last night's, uh, meeting with the city council, I thought that it might be helpful for us if, um, uh, Mala came in and gave us— or you gave us a sort of a— it's the beginning of the new year, and if there are any regulations or, um, things in the law that have changed, um, on a state level. It would be helpful to have that sort of, you know, encapsulated in a very, you know, small presentation, just so we're keeping abreast of things. I like to think that I keep abreast of these things, but then, you know, you don't know what you don't know, and that's why we have professionals like you guys.

[Speaker G] (0:56:01 - 0:56:19)
So I also think that's a good idea, but I don't think our Planning Commission has a budget, and they charge extra for that. So the council, City Council, have to approve it. I'm sure they charge for that because that's not part of their duties.

[Speaker E] (0:56:22 - 0:56:39)
Uh, yes, we would have to pay the city attorney's time for— because, uh, she is not budgeted to come to these meetings, which is why you never get to see her lovely face. Um, it, it— I can I can ask about it. There may be— they may have a, like, a legislative overview of the year.

[Speaker G] (0:56:39 - 0:56:39)
Okay.

[Speaker E] (0:56:40 - 0:56:54)
That, um, maybe it's not so much a presentation but more of just a legislative update that the firm produces. So I can, I can find out what resources we have that are within, uh, within the budget of this group.

[Speaker G] (0:56:55 - 0:56:55)
Okay, thank you.

[Speaker A] (0:56:57 - 0:57:20)
Uh, yeah, League of California Cities usually does something at the beginning of each year. They'll say what's new And some of it may be relevant, much of it won't be irrelevant to us, but that might be something less expensive because you're right, uh, any other things like that. All right, and then, uh, seeing nothing else, then we will adjourn the meeting. Thank you all.