

# PLANNING COMMISSION AGENDA

## REGULAR MEETING

**Date: November 8, 2012**

**Time: 6:30 P.M.**

### COMMISSION MEMBERS

Chris Elvert, Chair

William A. Muller, Vice Chair

Julie Jensen, Commissioner

Eric Schmidt, Commissioner

Tom Steeno, Commissioner

\* - \* - \* - \* - \* - \* - \* - \*

Dave Reno, Principal Planner

Jeff M. Malawy, Assistant City Attorney



**CITY OF HESPERIA**  
9700 Seventh Avenue  
Council Chambers  
Hesperia, CA 92345  
City Offices: (760) 947-1000

The Planning Commission, in its deliberation, may recommend actions other than those described in this agenda.

Any person affected by, or concerned regarding these proposals may submit written comments to the Planning Division before the Planning Commission hearing, or appear and be heard in support of, or in opposition to, these proposals at the time of the hearing. Any person interested in the proposal may contact the Planning Division at 9700 Seventh Avenue (City Hall), Hesperia, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Fridays) or call (760) 947-1200. The pertinent documents will be available for public inspection at the above address.

If you challenge these proposals, the related Negative Declaration and/or Resolution in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dave Reno, Principal Planner (760) 947-1200. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.10235.104 ADA Title 11]

Documents produced by the City and distributed less than 72 hours prior to the meeting regarding any item on the Agenda will be made available in the Planning Division, located at 9700 Seventh Avenue during normal business hours or on the City's website.

NOVEMBER 8, 2012

**AGENDA  
HESPERIA PLANNING COMMISSION**

*Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.*

**CALL TO ORDER      6:30 p.m.**

- A. Pledge of Allegiance to the Flag
- B. Invocation
- C. Roll Call:
  - Chair Chris Elvert
  - Vice Chair William Muller
  - Commissioner Julie Jensen
  - Commissioner Eric Schmidt
  - Commissioner Tom Steeno

**JOINT PUBLIC COMMENTS**

*Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name and address for the record before making your presentation. This request is optional, but very helpful for the follow-up process.*

*Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.*

**CONSENT CALENDAR**

- D. Approval of Minutes: October 11, 2012 Planning Commission Meeting Draft Minutes.

-1-

**PUBLIC HEARINGS**

- 1. Consideration of Conditional Use Permit CUP12-10185 to allow the sale of beer, wine and liquor as part of an existing banquet hall at 17581 Sultana Street (Applicant: Medico Investment, LLC; APNs: 0411-214-37, 38, 39, 40 & 41) (Staff Person: Daniel Alcayaga)

1-1

**PRINCIPAL PLANNER'S REPORT**

*The Principal Planner or staff may make announcements or reports concerning items of interest to the Commission and the public.*

2-1

- E. DRC Comments
- F. Major Project Update

**PLANNING COMMISSION BUSINESS OR REPORTS**

*The Commission Members may make comments of general interest or report on their activities as a representative of the Planning Commission.*

**ADJOURNMENT**

The Chair will close the meeting after all business is conducted.

I, Kathy Stine, Planning Commission Secretary for City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, November 1, 2012 at 5:30 p.m. pursuant to California Government Code §54954.2.

  
Kathy Stine  
Planning Commission Secretary

HESPERIA PLANNING COMMISSION MEETING  
REGULAR MEETING  
OCTOBER 11, 2012  
MINUTES

DRAFT

The Regular Meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Elvert in the Council Chambers, 9700 Seventh Avenue, Hesperia, California.

**CALL TO ORDER      6:30 p.m.**

**Installation of Newly Appointed Planning Commissioner Tom Steeno and Administration of Oath of Office**

**Pledge of Allegiance to the Flag**

**Invocation**

**Roll Call:      Chair Chris Elvert  
                    Vice Chair William Muller  
                    Commissioner Julie Jensen  
                    Commissioner Eric Schmidt  
                    Commissioner Tom Steeno**

Present: Chris Elvert  
            William Muller  
            Julie Jensen  
            Eric Schmidt  
            Tom Steeno

**JOINT PUBLIC COMMENTS**

**Chair Elvert opened Public Comments at 6:35 p.m.**

**No public comments.**

**Chair Elvert closed Public Comments at 6:35 p.m.**

**CONSENT CALENDAR**

- E. Approval of Minutes: September 13, 2012 Planning Commission Meeting Draft Minutes.

**Motion by Julie Jensen to approve the September 13, 2012 Planning Commission Meeting Draft Minutes. Seconded by Chris Elvert and passed with the following roll call vote:**

**AYES:            Chris Elvert, William Muller, Julie Jensen, and Eric Schmidt  
NOES:            None  
ABSTAIN:        Tom Steeno**

## PUBLIC HEARING

1. Consideration of Development Code Amendment DCA10-10226 and Specific Plan Amendment SPL10-10259, to establish a Transfer of Development Rights (TDR) program preserving open space and park sites. (Applicant: City of Hesperia; Area affected: Citywide) (Staff Person: Stan Liudahl)

Assistant City Attorney Jeff Malawy advised the Commission that Tom Steeno would recuse himself on the first hearing since he had a project with land in the sending area.

Tom Steeno recused himself to avoid a conflict of interest.

Senior Planner Stan Liudahl gave a PowerPoint presentation.

Julie Jensen asked if credits above what was used could be sold.

Stan Liudahl responded that they could be sold on the free market.

Eric Schmidt asked for clarification regarding the receiving area.

Stan Liudahl further explained the receiving area and stated it would favor commercial area.

Discussion ensued regarding the execution of the TDR plan.

Eric Schmidt questioned the cost to the City of maintaining the program.

Principal Planner Dave Reno, AICP responded that Costs Reasonably Born (CRB) would be applied.

William Mueller asked if there was a timeline to move the ordinance forward.

Stan Liudahl responded that there was no rush on this ordinance.

Chris Elvert had questions regarding giving people credits for unbuildable land.

Discussion ensued regarding the explanation of the sending area and potential uses for credits on the receiving area.

**Chair Elvert opened the public hearing at 7:17 p.m.**

Tom Steeno spoke in opposition to the project. He stated that the credits do not hold a lot of value since it only increases floor area and that currently there is plenty of land space. He stated that he had a project with land that is on the designated sending area of the program.

Joseph Nguyen, developer and land owner within the proposed sending area spoke in opposition to the ordinance.

Carolyn Cormack spoke in opposition to the public trail.

Sophie Steeno spoke in opposition to the TDR ordinance.

**Chair Elvert closed the public hearing at 7:40 p.m.**

Discussion ensued.

Dave spoke on several points brought up by the public.

Chris Elvert suggested that the Commission have a workshop with the City Council to sort out issues.

Eric Schmidt suggested removal of the part of the TDR that makes it mandatory to give up the land if it is developed.

Chris Elvert suggested that the ordinance be continued.

**Motion by Eric Schmidt to continue the proposal indefinitely. Seconded by Julie Jensen and passed with the following roll call vote:**

**AYES: Chris Elvert, William Muller, Julie Jensen, and Eric Schmidt**  
**NOES: None**

2. [Consideration of Development Code Amendment DCA12-10179, to establish Mobile Food Vehicle regulations. \(Applicant: City of Hesperia; Affected area: Citywide\) \(Staff Person: Daniel Alcayaga\)](#)

Daniel Alcayaga gave a PowerPoint presentation.

Tom Steeno stated he was glad to see regulations and that this is very trendy. He asked about the hour time limit and stated that it did not seem like enough time to include set up and cleanup.

Eric Schmidt stated that the vendors are ready as soon as they park and the hour time limit is a state requirement.

**Chair Elvert opened the public hearing at 8:51.**

**No public comments.**

**Chair Elvert closed public hearing at 8:52 p.m.**

**Motion by Eric Schmidt to approve Resolution No. PC-2012-15, recommending that the City Council introduce and place on first reading an ordinance approving DCA12-10179, establishing Mobile Food Vehicle Regulations. Seconded by William Muller and passed with the following roll call vote:**

**AYES: Chris Elvert, William Muller, Julie Jensen, Eric Schmidt, and Tom Steeno**  
**NOES: None**

### PRINCIPAL PLANNER'S REPORT

F. DRC Comments

G. Major Project Update

Dave Reno gave an update on the Rancho Undercrossing and Interchange, as well as Fire Stations #301 and #302.

### PLANNING COMMISSION BUSINESS OR REPORTS

Julie Jensen commended the county on lifting the Food Truck Ban and creating jobs by doing so.

Eric Schmidt read a prepared statement to address conflict of interest concerns raised regarding solar farms. He stated that he is the treasurer of Solar West Holdings which is a real estate holding LLC and does not deal with any form of solar energy or solar projects. He stated the name was derived from a list of names that describes California.

### ADJOURNMENT

Chair Elvert closed the meeting at 9:00 p.m. until November 8, 2012.

Chris Elvert  
Commission Chair

By: Kathy Stine,  
Commission Secretary



**DATE:** November 8, 2012  
**TO:** Planning Commission  
**FROM:** Dave Reno, AICP, Principal Planner  
**BY:** Daniel S. Alcayaga, AICP, Senior Planner  
**SUBJECT:** Conditional Use Permit CUP12-10185; Applicant: Medico Investment, LLC;  
APNs: 0411-214-37, 38, 39, 40 & 41

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### RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2012-16, approving Conditional Use Permit CUP12-10185.

### BACKGROUND

**Proposal:** A Conditional Use Permit (CUP) to allow the sale of beer, wine and liquor for on-site consumption within an existing banquet hall.

**Location:** 17581 Sultana Street

**Current General, Plan, Zoning and Land Uses:** The site is within the Single-Family Residence (R1-18000) designation of the General Plan. The surrounding land is designated as noted on Attachment 1. The land includes single-family residences to the north, south and west and commercial uses to the east (Attachment 2).

### ISSUES/ANALYSIS:

**Land Use:** The Foremost Health Care Center provides assisted living and independent living services to seniors. The center includes approximately 96 beds and 68 units for senior housing; and includes care for seniors with Alzheimer's disease. The facility includes a banquet hall located within the main building. The banquet hall is leased out for receptions, company parties and conferences. Currently, alcohol is served only through a caterer's permit. The caterer obtains a permit from the California Department of Alcoholic Beverage Control (ABC) for a specific event and may use it at various locations, including Foremost. Foremost or the caterer must also apply for a one-day ABC permit.

Medico Investment, LLC has filed an application for a Type 47 (On-Sale General for a Bona Fide Public Eating Place) license with ABC. The owner of the Foremost Health Care Center desires to possess a Type 47 license because it would be more cost effective for them to have their own license; and would reduce any potential liability since they would have more control over the bar. The development code requires a CUP for the on-sale of alcohol if it is associated with a permitted use in a residential designation.

Table 1 shows there are three licensees within Census Tract 100.21. ABC has determined that this Census Tract does not require the City to make a finding of public convenience and necessity (Attachment 3). ABC authorizes this census tract to have four on-sale licenses.

**Table 1: Existing On-Sale Licenses in Census Tract 100.21**

Status	Business Name	Business Address	Type of License
Active	Mary Ann's Restaurant	8832 Orange St	41-Beer & Wine
Active	Hesperia Golf and Country Club	17970 Bangor Ave	47-Beer, Wine, & Liquor
Active	Knock Out Pizza	8125 I Ave, Ste 2 & 3	41-Beer & Wine

The Planning Commission has previously expressed concerns over the proliferation of establishments selling alcohol along Main Street. For this reason, staff researched all active ABC licenses for the on-site sale of alcohol in the City and found a total of 52 establishments, including the recently approved Chipotles and Los Domingo's restaurants. Of these 52 establishments, 29 are located along Main Street. Unlike other cities, the City of Hesperia offers commercial services primarily along two major thoroughfares approximately three miles apart, in contrast to other cities which may offer commercial services every mile. This results in a concentration of commercial uses within designated areas of our City, as these services can only be located along Main Street, Bear Valley Road and portions of Hesperia Road and I Avenue. The proposed use is different from other alcoholic outlets because it is not in an over-concentrated area and alcohol is not sold for off-site consumption.

The entire facility has 225 parking spaces and the banquet hall requires approximately 72 parking spaces. There is currently a surplus in the number of parking spaces provided. The existing parking is sufficient to support the senior living services and the banquet hall.

**Schools and Parks:** Sultana High School is located approximately 1,700 feet to the west and Timberlane Park is located approximately 4,100 feet to the north. The golf course is located 500 feet to the south.

**Environmental:** This project is exempt from the California Environmental Quality Act (CEQA) per Section 15301, Existing Facilities.

**Conclusion:** The banquet hall, where alcohol will be sold, is located within the Foremost Health Care Center. Alcohol is currently sold with a caterer's permit obtained from ABC. Alcohol would continue to be served with a Type 47 license. Approval of the CUP allows the applicant to have more control over the bar operations during events. Since the use remains unchanged, staff recommends approval of the CUP.

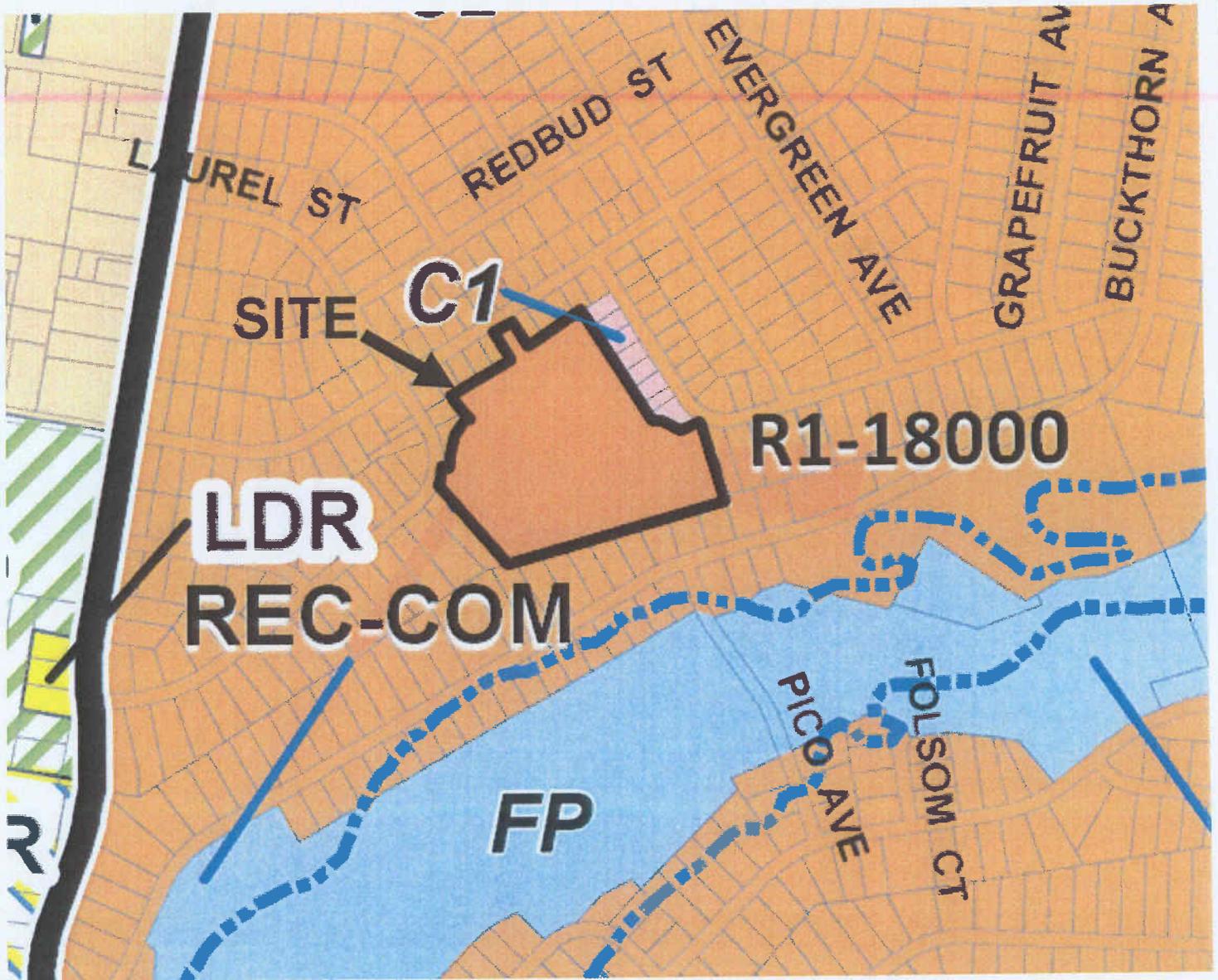
**ALTERNATIVE**

1. Provide alternative direction to staff.

**ATTACHMENTS**

1. General Plan
2. Aerial photo
3. Census Tract Map
4. Resolution No. PC-2012-16, with list of conditions

# ATTACHMENT 1



**APPLICANT(S):**  
MEDICO INVESTMENT, LLC

**FILE NO(S):**  
CUP12-10185

**LOCATION:**  
17581 SULTANA STREET

**APN:**  
0411-214-37,  
38, 39, 40 & 41

**PROPOSAL:**  
A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER, WINE & LIQUOR AS PART OF A BANQUET HALL



## GENERAL PLAN

# ATTACHMENT 2



**APPLICANT(S):**  
MEDICO INVESTMENT, LLC

**FILE NO(S):**  
CUP12-10185

**LOCATION:**  
17581 SULTANA STREET

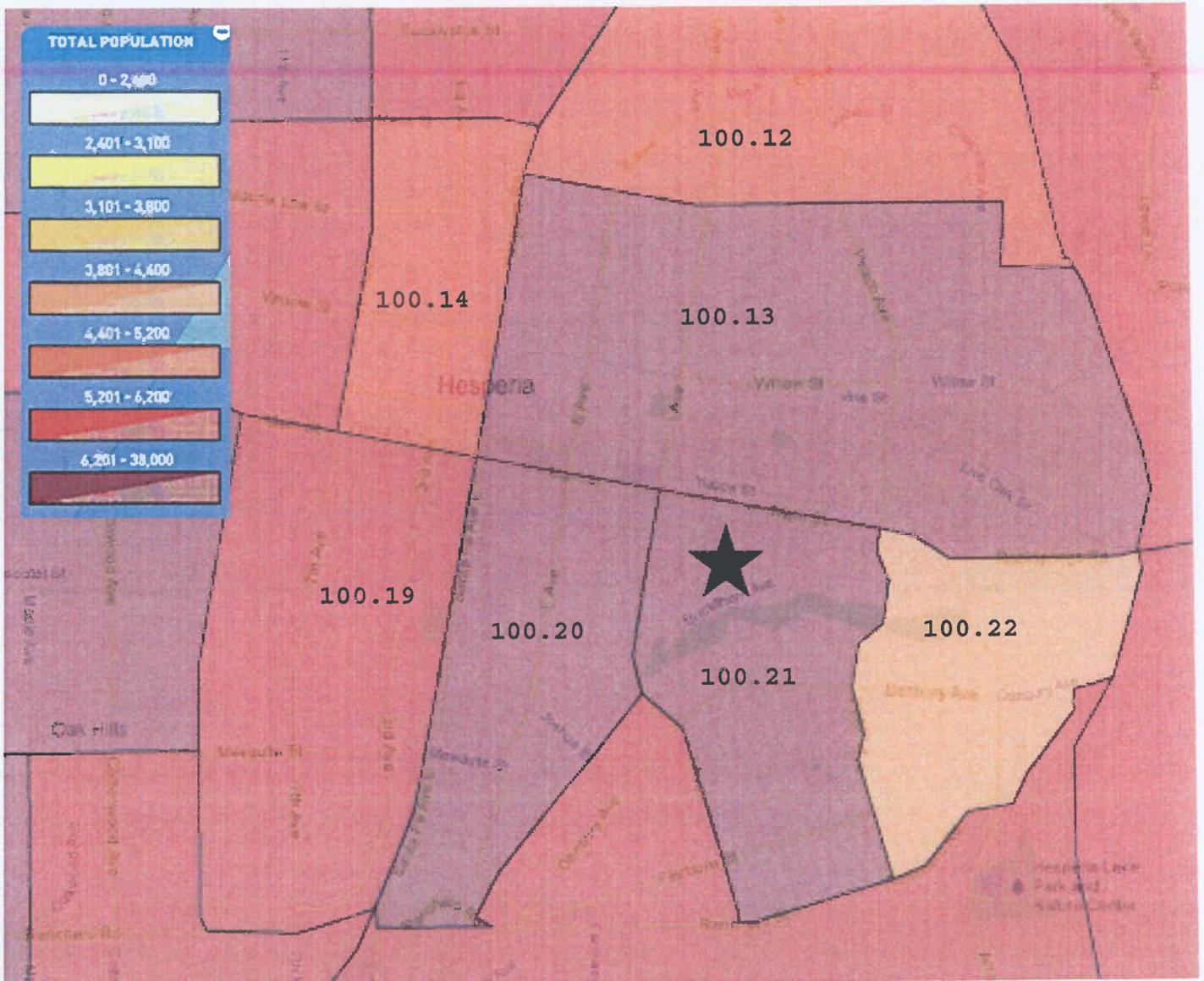
**APN:**  
0411-214-37,  
38, 39, 40 & 41

**PROPOSAL:**  
A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER, WINE & LIQUOR AS PART OF A BANQUET HALL



**AERIAL PHOTO**

# ATTACHMENT 3



**APPLICANT(S):**  
MEDICO INVESTMENT, LLC

**FILE NO(S):**  
CUP12-10185

**LOCATION:**  
17581 SULTANA STREET

**APN:**  
0411-214-37,  
38, 39, 40 & 41

**PROPOSAL:**  
A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER, WINE & LIQUOR AS PART OF A BANQUET HALL



## CENSUS TRACT MAP

# ATTACHMENT 4

## RESOLUTION NO. PC-2012-16

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER, WINE & LIQUOR FOR ON-SITE CONSUMPTION AS PART OF A BANQUET HALL AT 17581 SULTANA STREET (CUP12-10185)

**WHEREAS**, Medico Investments, LLC has filed an application requesting approval of Conditional Use Permit CUP12-10185 described herein (hereinafter referred to as "Application"); and

**WHEREAS**, the Application applies to an existing banquet hall at 17581 Sultana Street and consists of Assessor's Parcel Number 0411-214-37, 38, 39, 40 & 41; and

**WHEREAS**, the Application, as contemplated, proposes to establish the sale of beer, wine and liquor as part of a banquet hall; and

**WHEREAS**, the subject site is presently developed with the Foremost Health Care Center and the existing banquet hall is located within the facility. The land to the north, south and west of the facility are occupied with single-family residential homes and commercial uses to the east; and

**WHEREAS**, the subject properties are within the Single-Family Residence (R1-18000) designation of the General Plan. The property to the north, south and west are also designated R1-18000. The property to the east is designated Convenience Commercial (C1); and

**WHEREAS**, the project is categorically exempt from the requirements of the California Environmental Quality Act by Section 15301, Existing Facilities; and

**WHEREAS**, on November 8, 2012, the Planning Commission of the City of Hesperia conducted a hearing on the Application and concluded said hearing on that date; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

### **NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:**

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to this Commission during the above-referenced November 8, 2012 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) The proposed on-sale of alcohol in conjunction with a banquet hall is conditionally allowed use within the R1-18000 designation of the General Plan and complies with all applicable provisions of the Development Code. The proposed use would not impair the integrity and character of the surrounding neighborhood. The site is suitable for the type and intensity of the use that is proposed. The expansion of the banquet hall is restricted to the sale of alcoholic beverages.

- (b) The proposed use would not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or be adverse to the public convenience, health, safety or general welfare. The proposed serving of beer, wine and liquor as part of the banquet hall will not have a detrimental impact on adjacent properties.
- (c) The proposed use is consistent with the objectives, policies, land uses and programs of the General Plan and Development Code. The proposed use will take place within an existing banquet hall. The sale of alcohol is consistent with the allowable uses within the R1-18000 designation with a conditional use permit.
- (d) There are adequate provisions for sanitation, public utilities and general services to ensure the public convenience, health, safety and general welfare. The proposed use will occur within a banquet hall with adequate infrastructure. The existing transportation infrastructure is adequate to support the type and quantity of traffic that will be generated by the proposed use.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP12-10185, subject to the conditions of approval as shown in Attachment 'A'.

Section 4. The Secretary shall certify to the adoption of this Resolution.

**ADOPTED AND APPROVED** this 8<sup>th</sup> day of November 2012.

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Chris Elvert, Chair, Planning Commission

ATTEST:

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Kathy Stine, Secretary, Planning Commission

ATTACHMENT 'A'

List of Conditions for Conditional Use Permit CUP12-10185

Approval Date: November 8, 2012  
Effective Date: November 20, 2012  
Expiration Date: November 20, 2015

This list of conditions apply to a Conditional Use Permit to allow the sale of beer, wine and liquor for on-site consumption within a banquet hall at 17581 Sultana Street. Any change of use or expansion of area may require approval of a revised conditional use permit application (Applicant: Medico Investment, LLC; APN: 0411-214-37, 38, 39, 40 & 41).

The use shall not be established until all conditions of this Conditional Use Permit application have been met. This approved Conditional Use Permit shall become null and void if all conditions have not been completed within three (3) years of the effective date. Extensions of time of up to twelve (12) months may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: The "Init" and "Date" spaces are for internal city use only).  
Init    Date

THE FOLLOWING ARE CONTINUING CONDITIONS. FAILURE TO COMPLY WITH THESE CONDITIONS MAY RESULT IN REVOCATION OF THE CONDITIONAL USE PERMIT:

- \_\_\_\_\_ 1. **Valid License.** At all times during the conduct of the use allowed by this permit, the use shall obey all laws and shall maintain and keep in effect valid licensing from appropriate local, state and/or federal agencies as required by law. Should such required licensing be denied, expire or lapse at any time in the future, this permit shall become null and void. (P)
  
- \_\_\_\_\_ 2. **Permit Revocation.** In the event the use hereby permitted under this permit is: (a) found to be in violation of the terms and conditions of this permit; (b) found to have been obtained by fraud or perjured testimony; or (c) found to be detrimental to the public health, safety or general welfare, or a public nuisance; the conditional use permit may be revoked or conditions of approval modified consistent with Section 16.12.130(B) & (C) of the Development Code. (P)
  
- \_\_\_\_\_ 3. **Alcohol Consumption.** No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee. This includes all sidewalks and the parking lot. (P)
  
- \_\_\_\_\_ 4. **Employee Age.** All employees of the applicant serving alcohol must be at least 21 years of age. (P)
  
- \_\_\_\_\_ 5. **ABC Requirements.** The use must comply with the permit process and requirements set forth by the State of California, Alcoholic Beverage Control. (P)

- \_\_\_\_\_ 6. **ABC License.** The subject alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises. (P)
- \_\_\_\_\_ 7. **Indemnification.** As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the Development Review Committee, the Planning Commission, City Council, or otherwise), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicant's project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

**IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CALL THE APPROPRIATE DIVISION LISTED BELOW:**

<b>(P)</b>	<b>Planning Division</b>	<b>947-1200</b>
<b>(B)</b>	<b>Building Division</b>	<b>947-1300</b>
<b>(E)</b>	<b>Engineering Division</b>	<b>947-1414</b>
<b>(F)</b>	<b>Fire Prevention Division</b>	<b>947-1012</b>
<b>(RPD)</b>	<b>Hesperia Recreation and Park District</b>	<b>244-5488</b>

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**CITY OF HESPERIA  
DEVELOPMENT REVIEW COMMITTEE**

**City Hall Joshua Room  
9700 Seventh Avenue  
Hesperia, CA 92345  
BEGINNING AT 10:00 A.M.  
WEDNESDAY, OCTOBER 10, 2012**

**A. PROPOSALS:**

**1. WORDS OF LIFE CHURCH (SPR12-10176)**

**Proposal:** Consideration of a revised site plan review to establish a church within an existing building.

**Location:** 10232 I Avenue, Units 1 & 2 (APN: 0410-032-23)

**Planner:** Stan Liudahl

**Action:** Administrative Approval



**CITY OF HESPERIA  
DEVELOPMENT REVIEW COMMITTEE**

**City Hall Joshua Room  
9700 Seventh Avenue  
Hesperia, CA 92345  
BEGINNING AT 10:00 A.M.  
WEDNESDAY, OCTOBER 24, 2012**

**A. PROPOSALS:**

**1. THE REDEEMED CHRISTIAN CHURCH OF GOD, KINGS ASSEMBLY (SPR12-10183)**

**Proposal:** A revised site plan review to establish a church within an existing building.

**Location:** 10232 I Avenue, Units 15, 16, and 21 (APN: 0410-032-23)

**Planner:** Stan Liudahl

**Action:** Administrative Approval

**2. FOREMOST SENIOR CAMPUS (CUP12-10185)**

**Proposal:** Consideration of conditional use permit to establish the sale of beer, wine, and distilled spirits during scheduled facility events.

**Location:** 17581 Sultana Street (APN: 0411-214-38, 39, 40, 41)

**Planner:** Daniel Alcayaga

**Action:** Forwarded to November 8, 2012 Planning Commission