

Item No: 1
Meeting Date. 10/30/2012

To: Planning Commission
Date: 10/25/2012
Authorized By: Ronald Munekawa, Chief of Planning
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Subject: PA 12-071, 501 North San Mateo Drive

RECOMMENDATION:

That the Planning Commission recommend to the City Council not to terminate the existing legal non-conforming market located at 501 N. San Mateo Drive based on the information below and the Findings attached as Exhibit A.

This hearing is to consider the termination of the legal nonconforming use on the site, as such the burden of proof to remove this use is quite high. In addition, the market use is not yet in operation on the site and therefore the City's analysis is only predictive, further impairing the City's ability to make findings that meet these requirements. Based on the findings below, City staff concludes that market use will not be "especially burdensome" on the neighborhood or the community.

Although this review concludes the legal findings could not be met, staff further recommends that the property owner and 7-Eleven meet with the neighbors to address the operational concerns raised and work toward mutually acceptable solutions to resolve the impacts raised and maintain a positive environment in the neighborhood.

BACKGROUND:

Project Site

The site is located at 501 N. San Mateo Dr., the northwest corner of the intersection of North San Mateo Drive and East Bellevue Avenue which is a four-way stop sign controlled intersection. The site is located along a four-lane commercial and residential street, and has a variety of adjacent land uses including residential uses, office and other commercial uses.

The building on the site is approximately 2,100 square feet in size and is located along the property lines closest to the corner of the N. San Mateo Drive and East Bellevue Avenue intersection. The circulation is one-way on the site, with access onto the site from a driveway along North San Mateo Drive and an exit driveway along East Bellevue Avenue. There have been six diagonal parking spaces located on the property directly adjacent to the building.

Site and Building History

Based on City records, the site at 501 N. San Mateo has operated as market since the 1920's, predating the City's earliest zoning code (dated 1937). The location has housed several markets including Hilltop Market and most recently Stangelini's Italian Market and Deli, which closed in 2010. When Stangelini's Italian Market and Deli closed, the property was sold (in 2010) to Isaac Choy and Susan Lin, as a commercial investment. A building permit was issued on February 1, 2011 to prepare the space for another market use and the work was completed as approved. The property was marketed continuously for sale or rental as a retail market use, however it remained vacant for approximately two years before the property was purchased in 2012.

In October of 2011, a representative of Portfolio Development Partners LLC, a commercial real estate firm specializing in retail commercial uses approached the City regarding the use of the site as a market. Based on Section 27.72.020(b) of the Zoning Code, the developer was told that an amendment to the City's Zoning code would be required to continue the non-conforming use on the property, since a market had not operated on the site for the past six months. A neighborhood meeting was planned to discuss this potential code amendment. Subsequent to scheduling the neighborhood meeting, the property owner asked planning staff to reconsider that decision. Planning staff consulted with the City attorney's office regarding the potential market use. Based upon further research of pertinent codes and case law, it was determined that there had to be an intent to abandon the market use on the property in order to deem it as abandoned and not a legal non-conforming use (refer to Non-Conforming Use Section below). This decision was made in late February based upon conversations with between the Planning and City Attorney's staff, which the City Attorney's office then summarized in an email on March 2, 2012. The staff decision regarding the legal non-conforming use was communicated to the applicant via a phone message prior to the neighborhood meeting and followed by the City attorney's email of March 2, 2012. As such, when the neighborhood meeting was held on February 29, 2012, those in attendance were notified that that continuance of market on the site would not require a code amendment, rather that the market use was determined to be legal non-conforming, since it had not been abandoned and improvement continued to be made to the property.

A building permit for minor interior improvements for the retail/market use was approved on August 30, 2012. Once the determination was made that the retail/market use was a continuation of a legal non-conforming use, and all other relevant Municipal Code requirements were met, there was no discretion under which the City could deny the building permit. The property was purchased in 2012 by Portfolio Development Partners LLC for \$1,009,000, in anticipation of receiving this building permit and with the intent of reopening a market on the property.

Description of Use

A project description of the use was provided by the property owner. "The proposed 7-Eleven store will be a small neighborhood serving store and is intended to be a grocer to meet the need for items that a family needs between trips to the supermarket. 7-Eleven is a 24-hour grocery operator, but at this location is proposing to consider voluntarily agreeing to limit hours of operation and close from 2 am to 5 am. 7-Eleven does not sell hard liquor and this store will open without the sale of beer and wine. The store will sell a variety of items including dairy, eggs and bread. In addition, the store plans to offer salads, fruit and sandwiches.

The store will have surveillance cameras and digital recording systems that will monitor activity in the parking lot, front door and interior of the store. The building and the parking lot will be lit and employees will monitor the parking lot and adjoining sidewalks to ensure that they are litter free. 7-Eleven has a variety of training and crime deterrence training programs that it plans to implement at this store (refer to Attachment 2)."

As part of the building and sign permits issued for the proposed 7-Eleven, minor modifications have been made to the building. The building has been painted on the exterior with earth tones, the front door has been modified to be increased in size and the parking lot has been restriped. Any building modifications require conformance with the Americans with Disabilities Act (ADA) requirements, as such, any interior modifications must meet these requirements. The restriping of the lot to convert two of the parking spaces to one handicapped space closest to the entrance was also required.

Zoning Code

Nonconforming Uses Regulations

Generally, based upon Section 27.04.330 of the City of San Mateo Zoning Code, a non-conforming use means any building, structure or land lawfully occupied by a use or lawfully established, which does not conform with the regulations of the current code. This can occur over time as modifications are made to the code.

Section 27.72.010, of the zoning code provides for the continuance of use for any lawfully established use of a building or land that does not conform to the current use regulations provided the use of the building or land has not been discontinued or abandoned.

In accordance with Section 27.72.020 (b), a use is considered to be discontinued "whenever a nonconforming use of a building or structure, or part thereof, has been discontinued for a period of six consecutive months, such use shall not after being discontinued or abandoned be reestablished, and the use of the premises thereafter shall be in conformity with the regulations of the district." City staff determined that the nonconforming use had not been abandoned, based on property owner's continuing marketing efforts.

Continuation of the Non-Conforming Use

A determination was made by the City of San Mateo that based on the long-term use of the site as a market and the fact that the use was not abandoned, the market on the site is considered a legal non-conforming use.

As stated above, the definition of abandonment does not only mean ceasing the use for a specified period of time. There must also be evidence of an intent to abandon the use, which means that the owner is purposefully acting in a manner that indicates the owner is not seeking to continue the legal nonconforming use. In this specific case, the intent to abandon the use was not in evidence. The property owner continued to conduct minor interior repairs and nonstructural improvements while the building was unoccupied and consistently advertised and promoted it for a retail/market use. A building permit was issued on February 1, 2011 to prepare the space for another retail/market use and the work was completed as approved. In addition, the building was listed on a variety of commercial real estate listing services while it was unoccupied and being prepared for another retail/market use. Although the building was

vacant for approximately two years, the property owners were acting in a manner that indicates they were seeking to continue its legal nonconforming use as a retail/market. For the reasons above, the retail/market use is considered a continuation of the legal nonconforming use.

Termination of Non-Conforming Uses

The City's Zoning Code provides for the termination of legal nonconforming uses when the use is "especially burdensome" on a neighborhood or the community. This provision comports with state law, which authorizes ordinances providing for the termination of legal nonconforming uses – so long as the ordinance provides an amortization period in which the use continues to operate for a period of time sufficient for the property owner to recoup his or her investment in the property. The City of San Mateo Zoning Code provisions read as follows:

27.72.050 TERMINATION AND REMOVAL OF NON-CONFORMING USES OF LAND.

A non-conforming use of land herein shall be terminated within such period as specified by the Council, but not less than two years nor more than five years where the Council determines that such use is especially burdensome upon the surrounding neighborhood or the community at large and that a termination within such time will not be unduly oppressive or constitute a denial of constitutionally guaranteed rights. In considering whether a particular use is of such nature, the following factors shall be considered:

- (1) Whether said use causes or contributes to impairment of property values or economic stability of the surrounding area;
- (2) Whether said use is inhibitive of the type of development in the surrounding contemplated by the general plan and this code;
- (3) Whether said use is otherwise detrimental to the public health, safety and general welfare;
- (4) The usability of the land or the improvements for purposes permitted in the applicable zoning district;
- (5) The amount of hardship, if any, to the user of the land, which would be caused by such termination.

The above factors shall also be considered in the determination of the amount of time to be allowed for termination. (Ord. 1995-23, 1995; Ord. 1972-12 § 1, 1972: prior code § 144.05).

27.72.052 HEARINGS; PROCEDURE.

(a) Hearings. The planning commission and the City Council shall hold hearings pursuant hereto for the purpose of determining whether a use is especially burdensome within the meaning of Section 27.72.050 hereof and if so, the amount of time to be allowed for continuance prior to termination. The procedure herein may be initiated by any councilman, planning commissioner or by the zoning administrator.

(b) Procedure. The commission and council shall each hold at least one public hearing, notice of the nature, purpose, time and place of which shall be given to the owner and occupant of the property in question by mail at least ten days in advance of the date of hearing. Said notice shall also be published and posted in the manner prescribed in Section 27.08.090 of this code. At the time and place set for hearings the commission or council as the case may be shall proceed to hear all persons interested in the matter. In the case of the commission, its decision shall be recommendatory to the Council. The decision of the Council shall be final. (Ord. 1972-12 § 2, 1972).

Although the market use is considered a legal non-conforming use as described above in the and can therefore operate legally, in accordance with Sections 27.72.050 and 27.72.052 of the Municipal Code, the City has the ability to review whether the use is “especially burdensome” and termination would not be “unduly oppressive or constitute denial of constitutionally guaranteed rights. Based on this, a request was made by a member of the City Council to review the potential impacts of the existing legal non-conforming market use on the site. The City does not have the ability to condition the project, because there is no planning application and the property owner does not need any approvals from the City. If, however, the Planning Commission were to find that the use was “especially burdensome” based on its analysis of the factors set forth in section 27.72.050, the property owner could voluntarily elect to implement operational restrictions to eliminate those problems.

Questions have arisen as to whether the proposed 7-Eleven is in fact a continuation of the preceding deli use. The City’s Zoning Code does not distinguish between different types of markets (e.g., supermarkets, convenience stores, delis). The proposed 7-Eleven use falls within the land use category of “market” in the City’s Zoning Code. Therefore, as a land use, a market and convenience store have the same requirements for development standards including setbacks, parking requirements, floor area and height restrictions. In addition, the zoning code does not regulate or make distinctions based hours of operation for markets. Therefore, a convenience store is considered to be the same use as a market and is considered a continuation of the market use on the site.

ECONOMIC STUDY

An economic study was prepared by Economic Planning Systems (EPS) to provide analysis (refer to Attachment 1) regarding the four economic factors as outlined in Zoning Code Section 27.72.050 described above. A summary of EPS’ analysis is provided below:

- **“Food market” retail uses, as a general category, are not expected to cause or contribute to impairment of property values or economic stability of the surrounding area.**

EPS concluded there is no clear indication that the previous food market business caused negative impacts or diminished property values in the surrounding neighborhood, and letters submitted to the City from neighbors suggest the previous market was a desirable use. Moreover, research indicates that proximity to retail and services can have positive effects on neighborhood property values. As such, it has been determined that a “food market”, as a general use category should not be considered to be a clearly de-stabilizing feature of a neighborhood.

The specific operations and design of the food market use can be a significant factor in determining its impact on its surrounding neighborhood. In particular, alcohol sales and late night operations typical of convenience stores have been shown to be correlated with such incidents and subsequent reductions in property value. These problems are more prevalent in areas of lower socio-economic status, while the neighborhood around 501 North San Mateo Drive appears to be of “average” socio-economic status within San Mateo County. Though it is not certain that even a 24-hour convenience store selling alcohol would diminish this neighborhood’s property values, these potential impacts can be mitigated or avoided through site design and the business’s operational program.

- **The continuation of the non-conforming use will not inhibit the type of development contemplated by the General Plan in the area around the site.**

The City's General Plan indicates that this property is located in the R4 zoning district, which anticipates multifamily residential development. The surrounding parcels are already developed and occupied for residential use or seemingly viable businesses, and it is not anticipated that any adjacent or proximate parcels would be foreseeably developable for new R4 residential uses whether the "food market" use continues or is terminated. Therefore, it is not anticipated that retaining a food market on the site would inhibit development contemplated by the General Plan.

- **The land is usable for the purposes permitted in the applicable zoning district; however, it is unlikely that the existing building would be converted to residential use.**

While conversion of commercial buildings to residential use is not unprecedented, the existing building at 501 North San Mateo Drive is not likely to be converted in this way due to its physical form and site plan and the limited market for such an unusual product type in this predominantly residential, suburban neighborhood. If the building were to be demolished, it is physically feasible and prospectively financially viable that a residential developer could build up to two dwelling units on the 6,375-square foot parcel, per the "minimum parcel area per dwelling unit," maximum floor-area-ratio, and yard setback requirements of the R4 district.

- **The termination of the non-conforming use is likely to result in economic hardship to the property owners.**

If the legal non-conforming use status of the property is terminated, the current property owners are not likely to recoup their investment. The current property owners purchased the property in 2012 for \$1,009,000 presumably anticipating that the property's continued use for retail would be permitted. Improvements totaling approximately \$108,100 were completed to ready the building for leasing.

With costs to the property owners totaling approximately \$1,117,100 EPS does not anticipate that the rents received over the maximum five-year period for the phasing out of the non-conforming use, plus the value of the site as a residential parcel, will yield a reasonable return on the developer's investment. It is estimated that the financial difference to the developer between continuation and termination of the legal non-conforming use to be at least \$497,000. It has been determined that a 15-year amortization period would be required for the property owner to recoup their investment before termination of the use

PUBLIC HEALTH, SAFETY AND WELFARE

As outlined in Zoning Code Section 27.72.050 above, the remaining factor in determining whether the use is "especially burdensome" is "Whether said use is otherwise detrimental to the public health, safety and general welfare"

Traffic

Per the Institute of Traffic Engineers, Trip Generation Manual, 9th Edition (ITE Manual) the traffic generated by a convenience market is higher than that of market. The ITE Manual, contains three categories of trip generators applicable to markets as a land use, Market, Convenience market (open 15-16 hours) and Convenience Market (open 24 hours). The trips generated by

these uses vary by category and also by day of the week. The data presented in the ITE manual bases the number of projected vehicle trips on 1,000 gross square feet of floor area. It is important to note that the projected trips in the ITE manual do not account for any factors like location, urban setting, and pedestrian accessibility, rather they are based on surveys prepared for this land use category across a spectrum of settings and represent the average number of trips that could be generated.

A supermarket as defined by the ITE manual is much larger in square footage (27,000 to 57,000 square feet) than the market at 501 N. San Mateo Drive and is therefore not applicable to this location. A more relevant comparison of the previous use on the site is from Convenience Market (open 15-16 hours) and Convenience Market (open 24 hours). It is anticipated that a Convenience Market (open 24 hours) would generate about 47% more traffic than a Convenience Market (open 15-16 hours). Given the size of the store, 2,100 square feet, a Convenience Market (open 15-16 hours) would generate 72.44 trips during the PM peak hour. and a Convenience Market (open 24 hours) would generate 106.84 trips during the PM peak hour. The use would result in 34.4 additional trips during the PM peak hour, therefore it is not anticipated to result in a significant number of new trips. For reference, it is important to note, that based on 2008 data from the City of San Mateo Public Works Department, the average daily traffic on North San Mateo Drive at this at this location (north of Poplar Drive) is 12,894 average daily trips per weekday.

Parking

The current parking configuration on the site includes four diagonal parking spaces adjacent to the building, including one handicapped spaces adjacent to the building entry. Two additional spaces have been provided adjacent to the rear of the site to maintain the six spaces that have historically existed on the site. The project has not changed either the circulation on the site nor the amount of parking provided on the site, with the exception of converting two parking spaces into one handicapped space as required by law. The modifications to the parking are not anticipated to have an impact of the surrounding uses, since the site has operated with the same number of spaces for many years.

PUBLIC SAFETY

The San Mateo Police Department (SMPD) has evaluated the proposed market use by reviewing a variety of pertinent data relevant to the proposed 7-Eleven market, including hours of operation, location and background data for "off-sale" retailers. (refer to Attachment 2) it is important to note that since the 7-Eleven market proposed for the site has not yet opened, any statistical data pertaining to the operation of the store is only predictive.

Police staff analyzed the data for San Mateo's 71 establishments that utilize "Off-Sale" Licenses from the Department of Alcohol Beverage Control to furnish alcoholic beverages including the current 7-Eleven stores. There are three 7-Eleven stores currently operating within the city. All three stores are open 24 hours, and sell alcoholic beverages. The other businesses range in size from small "mom & pop" liquor stores to large supermarkets. Thirty six of these establishments are open during daytime hours (closed by 9pm), 28 have some night time hours (open till as late as 1am), and 7 of these businesses operate 24 hours. In accordance with California state law, businesses cannot sell alcohol between the hours of 2-6 am.

Based on this data, SMPD found that on average, "off-sale" retailers that are open 24 hours per day generate 89 responses per year, with an average range of 75 – 122 per year. However, there are no 24-hour "off-sale" retailers in the area of the 501 N. San Mateo Dr. site.

The SMPD also determined that two of the existing 7-Elevens in San Mateo (Concar Dr. and Laurie Meadows) generate responses for service calls less than the average and the 7-Eleven in downtown San Mateo generate more responses for service calls than the average. The difference in responses for service calls generated by the different 7-Elevens appears to be based on their respective locations. The SMPD believe that the neighborhood influences these responses. Therefore, it is difficult to predict the number of responses to services call that may be generated by the location of a 7-Eleven at the 501 N. San Mateo Dr. site. Based upon the neighborhood, SMPD anticipates that the proposed use could generate 50-60 responses for service calls or as many as 160. This is wide range of potential responses and is somewhat speculative, since the proposed use is not yet in operation at the site. Based on these potential responses and the fact that actual responses could be well within the average of responses generated by other retailers in the City, staff does not feel that the use meets the high bar of "especially burdensome" required to terminate the use.

ISSUES

Amortization

One method for terminating a nonconforming use is to provide an amortization period in which the use is required to cease within a reasonable period of time in consideration of the investment involved. (City of Los Angeles v. Gage, 127 Cal.App.2d 442 (1954).

Many local ordinances provide for ranges of time periods for amortization, depending upon the owner's investment in the nonconforming use and the time necessary to recoup that investment. The City of San Mateo's ordinance provides that, if specified findings are made, a nonconforming use can be terminated within a period specified by the City Council. That amortization period can be not less than two years or more than five years, so long as termination within that timeframe would not be "unduly oppressive or constitute a denial of constitutionally guaranteed rights."

In this situation, because the City issued a building permit to the property owner and the property owner purchased the property and made improvements based on the issuance of that building permit, the property owner has a vested right to continue to operate a market at this location. Requiring closure without permitting the property owner to recoup its investment would deny the property constitutionally guaranteed rights. There is evidence in the record that termination within five years would not permit the property owner sufficient time to recoup its investment in the property. The consultant's report provides, however, that a 15-year amortization period would permit the property owner to recoup its investment before termination of the use.

Sale of Alcohol

Based on the project description provided by the property owner, 7-Eleven indicates that this store will not open with beer or wine sales. Business and Professions Code sections 23958 and following regulations set forth the Department of Alcoholic Beverage Control process for review of applications for original (or transfer of) liquor licenses. The process to apply for a transfer is summarized here:

- 1) The tenant files an application for a transfer of the license with the Department of Alcoholic Beverage Control.
- 2) Upon application for an off-sale liquor license, the Department of Alcoholic Beverage Control investigates the background of the applicants and premises.
The Department can deny the application if either 1) the applicants or premises don't pass a background check or 2) "... issuance of that license would tend to create a law enforcement problem, or if issuance would result in or add to an undue concentration of licenses, except as provided in Section 23958.4." Section 23958.4 defines "undue concentration" as: 1) an area with excess uniform crime reporting (20% higher than other reporting districts) or 2) an area with a higher alcohol license/population ratio within the census tract or division than the county alcohol license/population ratio.
- 3) The Department of Alcoholic Beverage Control notifies the City Clerk, who then forwards copies of the notice to the Police Department, the City Council, and the Planning Division.
- 4) If local officials have concerns regarding transfer of the license, they may request restrictions on the business operation or they may file a protest with the Department of Alcoholic Beverage Control. Any other person may also protest the transfer of a license.
- 5) A hearing is scheduled regarding any protests before an administrative law judge.
- 6) The administrative law judge prepares a proposed decision for consideration by the Director of the Department of Alcoholic Beverage Control.
- 7) The Director of the Department of Alcoholic Beverage Control issues a decision, which can be appealed to the Department of Alcoholic Beverage Control Appeals Board.
- 8) The decision of the Appeals Board can be challenged in federal court.

24-Hour Operation

The City has received correspondence inquiring about the proposed hours of operation. The property owner has forwarded a project description for market operations that indicate that 7-Eleven would consider voluntarily limiting hours of operation and close from 2 am to 5 am (refer to Attachment 2). Currently, the City does not regulate the hours of operation of businesses that operate on a 24 hour schedule.

Public Comments Received

Staff has received numerous comments from the public regarding the location of a 7-Eleven at the site. The comments are included as Attachment 5. The comments identify concerns regarding the operation of a market on a 24-hour basis and include the following:

- Operation of a market on a 24-hour basis will be disruptive to the project area by increasing crime in the area.
- An increase in crime in the project area will result in a loss of property values.
- Loitering, littering and vandalism will increase on the project site and in the area as a result of having a 24-hour use on the property.
- Operation of a market on a 24-hour basis will be disruptive to the project area by increasing noise and lighting associated with the operation of a market, particularly on directly adjacent residential properties.
- Sale of alcohol (beer and wine) and tobacco products will be disruptive to the nearby residential neighborhood by attracting underage students from nearby schools who want to purchase these products.

- Operation of a 24-hour market will result in a significant increase in traffic to and from the project site and will also result in parking impacts to adjacent uses.

While these concerns regarding the operation of a market on the site are legitimate, based on the analysis provided below, they are not considered to meet the legal definition of “especially burdensome” upon the surrounding neighborhood or the community at large, as further explained below. In order to best address these concerns regarding operational issues, staff recommends that the property owner and 7-Eleven meet with the neighbors to work toward mutually acceptable solutions in addressing these concerns.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This activity is not subject to CEQA, because it can be seen with certainty that there is no possibility that the termination of this legal nonconforming use may have a significant effect on the environment. Even if this activity were subject to CEQA, it would be categorically exempt in accordance with CEQA Guidelines section 15321(a) (“actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency”), because it is an action by the City to consider termination of a legal nonconforming use in accordance with Municipal Code section 27.72.050.

PUBLIC NOTICING

In accordance with Municipal Code section 27.08.050, notice of this public hearing was posted at the site and published in a newspaper of general circulation 10 days prior to the public hearing. In addition, mailed notice of the public hearing was sent to all properties within 500 feet of the site. Notices were also sent via email to all people that have sent in correspondence to the City regarding this project (refer to Attachment 3).

ALTERNATIVE ACTION

If the Planning Commission wishes to recommend an alternative action to the City Council, findings regarding the use as “especially burdensome” on a neighborhood or the community and that a termination within a particular time will not be unduly oppressive or constitute a denial of constitutionally guaranteed rights must be made. It is likely that this determination would need to include provision for a 15-year amortization period since it has been determined that this would be the period of time required for the property owner to recoup their investment before termination of the use.

The market use is not yet in operation on the site and therefore the City’s analysis is only predictive. The City’s “public nuisance” laws apply to the property and the City retains the ability to pursue code enforcement actions against the property owner if the operations become a nuisance in the neighborhood. In addition, if operations at 7-Eleven become “especially burdensome” the City has the ability to initiate a termination hearing in the future.

EXHIBITS

- A. Findings regarding termination of the legal non-conforming market located at 501 N. San Mateo Dr.

Please Note: There are no Conditions included because the City does not have the ability to condition this use unless the property owner elects to restrict the use in response to the City's decision that the use is "especially burdensome."

Attachments

1. Memorandum Regarding Non-Conforming Use Analysis 501 North San Mateo Dr., October 18, 2012-Economic Planning Systems
2. Police Department Assessment – Proposed 7-Eleven at 501 N. San Mateo Drive Project Description and Elevations
3. Letter from CDD Director describing the Non-Conforming Use
4. Letters from the Public

cc: Jeffrey Neustadt, Portfolio Development Partners LLC
Josh Amoroso, Portfolio Development Partners LLC
Susan Loftus, City Manager
Shawn Mason, City Attorney's Office
Gabrielle Whelan, City Attorney's Office
Lisa Grote, Community Development Department
Chief Susan Manheimer, Police Department
David Norris, Police Department
Interested Parties (AR provided via email link)