

MINUTES
TRACY CITY PLANNING COMMISSION
AUGUST 22, 2012
7:00 P.M.
TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTE APPROVAL

DIRECTOR'S REPORT REGARDING THIS AGENDA:

ITEMS FROM THE AUDIENCE

In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Planning Commission Member to sponsor the item for discussion at a future meeting.

1. OLD BUSINESS

2. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN AMENDMENT TO A PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR BUILDING FAÇADE MODIFICATIONS AND ADDITIONS AT 2790 NAGLEE ROAD, ASSESSOR'S PARCEL NUMBER 212-050-60. APPLICANT IS BLAZIN WINGS, INCORPORATED C/O GOLDEN PROPERTY DEVELOPMENT, LLC AND PROPERTY OWNER TRACY MALL PARTNERS, LP. APPLICATION NUMBER D12-0005

B. PUBLIC HEARING TO RECEIVE COMMENTS ON THE MODIFIED ELLIS PROJECT DRAFT REVISED ENVIRONMENTAL IMPACT REPORT, AND TO DISCUSS AND RECEIVE COMMENTS ON THE MODIFIED ELLIS SPECIFIC PLAN, RELATED GENERAL PLAN AMENDMENT, AND RELATED AMENDED AND RESTATED TRACY ELLIS DEVELOPMENT AGREEMENT

3. ITEMS FROM THE AUDIENCE

4. DIRECTOR'S REPORT

A. DISCUSS PLANNING COMMISSION'S AVAILABILITY FOR A SPECIAL MEETING ON OCTOBER 3, 2012

5. ITEMS FROM THE COMMISSION
6. ADJOURNMENT

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The Planning Commission meeting was called to order by Chair Ransom at 7:00 p.m.

The pledge of allegiance was led by Chair Ransom.

ROLL CALL: Roll call found Commissioner Johnson, Commissioner Manne, Commissioner Mitracos, Vice Chair Sangha, and Chair Ransom present. Also present were staff members Kimberly Matlock, Assistant Planner; Bill Dean, Assistant Director of Development Services; Andrew Malik, Director of Development Services; Bill Sartor, Assistant City Attorney; and Elizabeth Silva, Recording Secretary.

MINUTES

It was moved by Commissioner Johnson and seconded by Commissioner Sangha that the Planning Commission approve the minutes of March 14, 2012 and March 28, 2012 as written. Voice vote found all in favor; passed 5-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None

ITEMS FROM THE AUDIENCE – None

1. OLD BUSINESS – None
2. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN AMENDMENT TO A PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR BUILDING FAÇADE MODIFICATIONS AND ADDITIONS AT 2790 NAGLEE ROAD, ASSESSOR'S PARCEL NUMBER 212-050-60. APPLICANT IS BLAZIN WINGS, INCORPORATED C/O GOLDEN PROPERTY DEVELOPMENT, LLC AND PROPERTY OWNER TRACY MALL PARTNERS, LP. APPLICATION NUMBER D12-0005

The staff report was provided by Kimberly Matlock, Assistant Planner. Mrs. Matlock stated this item was an amendment to the approved Preliminary and Final Development Plan for the previous Pier One Imports building. Mrs. Matlock indicated the applicant was Buffalo Wild Wings, who was proposing to occupy a portion of the building, modify the exterior of the building and construct an outdoor patio for their restaurant. Mrs. Matlock indicated the applicant would add new plants and canopies and to keep the existing brick façade. Mrs. Matlock stated the parking was adequate for the proposed use, and the use was a permitted use in the I-205 Specific Plan. Mrs. Matlock indicated staff recommended approval of the project.

Chair Ransom asked if there would be modifications to the remaining portion of the building. Mrs. Matlock answered there would not be with this application, however there could be in the

future. Chair Ransom asked how the building would be divided for an additional tenant. Mrs. Matlock stated the provided proposed floor plan showed how the applicant anticipated it to be divided. Chair Ransom asked if the additional portion would be retained until a future tenant was located. Mrs. Matlock answered that was correct.

Commissioner Mitracos asked if the World Market store was on the same lot or just next door to Best Buy. Mrs. Matlock stated she believed it was a separate parcel.

Chair Ransom opened the public hearing. As there was no one to speak to the item the public hearing was closed.

It was moved by Commissioner Mitracos and Seconded by Commissioner Manne that the Planning Commission recommend that the City Council approve an amendment to the Preliminary and Final Development Plan for building façade modifications and additions located at 2790 Naglee Road, Application Number D12-0005, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated August 22, 2012. Voice vote found all in favor; passed 5-0-0.

B. PUBLIC HEARING TO RECEIVE COMMENTS ON THE MODIFIED ELLIS PROJECT DRAFT REVISED ENVIRONMENTAL IMPACT REPORT, AND TO DISCUSS AND RECEIVE COMMENTS ON THE MODIFIED ELLIS SPECIFIC PLAN, RELATED GENERAL PLAN AMENDMENT, AND RELATED AMENDED AND RESTATED TRACY ELLIS DEVELOPMENT AGREEMENT

The staff report was provided by Bill Dean, Assistant Director of Development Services. Mr. Dean stated the purpose of this item was to receive comments on the Modified Ellis Draft Revised Environmental Impact Report (EIR) which had been prepared and made available for a 45 day public review period, concluding on September 13, 2012. Mr. Dean stated staff would not be asking the Commission to make a recommendation this evening, and that staff was not in a position to answer all the questions raised at the microphone. Mr. Dean stated this was an opportunity to receive the comments and compile them in the Final EIR. Mr. Dean further stated the item had been agendized in such a way to have some discussion on the item as well.

Chair Ransom stated for clarification, first the presentations from the consultants would be heard, and then the Commission would hear public comments on the EIR, and following that there would be discussion regarding the project.

Commissioner Mitracos asked how the fact that the Development Agreement (DA) had not been approved would affect the EIR, due to the fact it had one of the issues in the previous approval that the DA was completed after, and it redefined the project description. Mr. Dean stated when the EIR was created; it was made for the project; which included the General Plan Amendment, the Specific Plan, and the DA. Mr. Dean added that in order to assess the impacts of the project there needed to be an understanding of the basics of the projects and the details. Mr. Dean indicated the DA had a lot of legal language and terms that was not related to the environmental impacts, but to the contract. Mr. Dean stated that when going through the negotiations, if there was something that was incongruent with the analysis, it would have to be accounted for.

Rick Jarvis stated it was the nature of the changes that the Trial Court determined triggered the need to recirculate the EIR, and whether a particular change requires a recirculation or further environmental review is a very fact-specific question, and in this particular case the trial court

did make the finding that changes were made at the end of the process which should have required the EIR to recirculate. Mr. Jarvis added the determination was under appeal. Commissioner Mitracos asked if typically the DA would come before the EIR. Mr. Jarvis stated typically the DA negotiations take until the very end of the process. Mr. Jarvis stated most of the time those changes don't require a recirculation of the EIR; however in this case the court had found that the changes should have triggered the recirculation.

Chair Ransom asked if the list of negotiation points were the terms that the Commission should be expecting to see, and, if some of them were changed would it trigger a recirculation. Mr. Jarvis answered the one page bullet points were the deal terms that had been negotiated between City Staff and the applicant, and the Commission and the Council could decide that they do not like a term and request a change.

Les Serpa of Surland, 1024 Central Avenue addressed the Commission. Mr. Serpa stated the Ellis Project had been approved by Planning Commission and City Council in 2008, and had been in process for more than a decade. Mr. Serpa stated the project was challenged by TRAQC, represented by Mark Connelly, and they did prevail on certain issues. Mr. Serpa stated they had made a business decision in addressing the Courts issues. Mr. Serpa stated he wanted to give the public a vision of what Surland was trying to create in Ellis. Mr. Serpa further stated they had used the same planning principles as the Redbridge community. Mr. Serpa indicated they were trying to get the project started to create a great place to live and a better community to be a part of. Mr. Serpa introduced Barry Long to provide a brief overview of the Specific Plan.

Barry Long of Urban Design and Associates provided an electronic presentation regarding the update to the Specific Plan. Mr. Long stated it was an overview, and would highlight what had changed and what would remain the same. Mr. Long stated the site was the same, as were the historical tributes, and local context. Mr. Long indicated they had studied the City's architecture and urban design. Mr. Long indicated Redbridge was used as the model. Mr. Long indicated the vision was a mixed-use, walkable development. Mr. Long stated there would still be three neighborhoods; the Village, the Garden, and the Town and Country. Mr. Long further stated there would still be a wide range of housing opportunities available.

Mr. Long stated one of the things that had changed included the San Joaquin County Airport Land Use Compatibility Plan (ALUCP) had changed and the Modified Ellis Specific Plan was now in compliance with the new 2009 ALUCP. Commissioner Mitracos asked for information on the uses which had been changed. Mr. Long stated the uses were very specifically listed in Section 3 of the Modified Ellis Specific Plan.

Mr. Long stated the Family Swim Center had been refined, and the Village Center had to be refined in response as the two were interlinked. Mr. Long stated the Specific Plan and the pattern book had minor modifications in consistency, and in design to widen the opportunities of the development.

Commissioner Mitracos asked for information on the range of maximum units, which was 1000-2250. Mr. Long stated the density would change. Commissioner Mitracos asked if the streets would stay the same, and the lots would just be larger if the development used the lower number of units. Mr. Long answered that it was meant to provide flexibility between the different neighborhoods and types of uses. Mr. Long stated there were a lot of constraints on the site

which would limit the number of units that could be built, such as the new ALUCP, and if the swim center would be built on site.

Commissioner Manne asked if the EIR was crafted using the maximum range. Mr. Long answered it was.

Mr. Long stated the potential non-residential uses such as a possible school site and the swim center would change the number of units significantly.

Commissioner Johnson asked for information on the transit center. Mr. Barry indicated the Transit center would be along the rail line, and would be a relocation of the Tracy Transit Station if it was desirable to do so.

Commissioner Manne asked what the likelihood was that the Transit Station or a new school be located in the development. Mr. Serpa stated they had worked with the School District to help with the design, possible sites, lay-outs and it would be their determination if they want the school located there or not. Mr. Serpa indicated it was the same situation with the ACE Train station.

Commissioner Sangha asked what the chances were that the swim center would stay on the site and who would make the decision. Mr. Serpa indicated they had offered the site, and it was at the sole discretion of the City as to what site would be chosen.

Laura Worthington-Forbes of RBF Consulting addressed the Commission and provided an electronic presentation regarding the Modified Ellis Project Draft Environmental Impact Report (DEIR). Mrs. Worthington-Forbes provided a brief overview of the history of the project's environmental review process. Mrs. Worthington-Forbes stated the Modified DEIR was revised in response to the Trial Judge's decision. Mrs. Worthington-Forbes provided a brief description of the DEIR topics of study. Mrs. Worthington-Forbes stated the intent of the item tonight was to solicit comments on the Revised DEIR, as well as accept written comments. Mrs. Worthington-Forbes stated they would be receiving comments up to September 13, 2012 and then they would prepare responses to the comments and compile the Final EIR.

Commissioner Mitracos asked if the General Plan Traditional Residential (TR) was negated by the lawsuit. Mr. Dean answered the City had adopted the TR as part of the February 2011 adoption, which was subsequent to the lawsuit and was still in effect.

Chair Ransom opened the public hearing.

Dave Anderson, Vice President of the Tracy Airport Association addressed the Commission. Mr. Anderson stated one of the alternatives, Alternative 10, was inaccurate and probably illegal. Mr. Anderson stated the runway lengths were wrong and City Council had directed staff to fix the runway lengths and maintain them in excess of 4000 feet. Mr. Anderson provided the official FFA Master Record for the Tracy Airport and stated it lists the length for Runway 268 at 4005 feet and Runway 3012 at 4002 feet. Mr. Anderson stated Council had directed staff to maintain the runway lengths. Mr. Anderson stated the City was obligated to maintain the Airport, and not restrict its use. Mr. Anderson further stated at one point the City allowed houses to be built across the street from the airport and now the residents of those houses call the FAA and complain that the planes fly over their homes. Mr. Anderson stated in Las Vegas in 2008 there were two incidents where planes landed in the houses built near the airport. Mr. Anderson

stated a Commissioner had asked what would be in the runway protection zone and no one had answered the question. Mr. Anderson indicated on the initial 1994 Airport Master Plan and Drawings showed the City would buy the land with available federal funds and leave it as an open runway protection zone. Mr. Anderson stated since the last time the Ellis item was heard there had been a major pipeline explosion and it had demonstrated the setbacks were not adequate to avoid a pipeline explosion.

Mark Connolly addressed the Commission on behalf of TRAQC. Mr. Connolly stated TRAQC would be submitting written comments and this was in no way all of the comments. Mr. Connolly stated when the project had originally come before the Commission Surland did not own any of the land in the project site. Mr. Connolly stated when the DA went before Council they had represented that they had an interest in the site and that was false. Mr. Connolly stated by the time the DA went to Council it was significantly changed from what the Planning Commission had seen. Mr. Connolly stated the Commission needed to see the DA before they tried to analyze the environmental impacts of the project. Mr. Connolly stated in the original EIR, alternative 6 which was the lower density alternative, was thrown out because City Council wanted the project to be built out at 2250 units. Mr. Connolly stated the current proposal allows for an even lower density, and the reason Surland would want to reduce the density is because it would reduce the number of RGAs used for the development. Mr. Connolly stated if they higher number of RGAs is allocated, and the number of units built is the lowest density, the other RGAs could be transferred. Mr. Connolly stated staff was actively working to reduce the runway length, effectively chocking down the airport to allow the development of the Ellis project. Mr. Connolly further stated there was no benefit to this project; it would not result in the building of any aquatic center on the site, and would result in smaller runways at the airport as documented in the EIR.

Michel Bazinet, 1005 Mabel Josephine addressed the Commission. Mr. Bazinet stated the purpose of this item was to look at the EIR, and if there was any impact of the DA to the EIR that was significant, the EIR would need to be revised and recirculated. Mr. Bazinet further stated the requirement to see the EIR before approving the DA was not necessary.

Chair Ransom invited comments on the project.

Steve Nicolaou of 445 West Eleventh Street addressed the Commission. Mr. Nicolaou stated in Attachment A there were bullet-points of the modified Ellis project. Mr. Nicolaou further stated there was a statement that the decision on the DA is on appeal, and at the same time there is a modified DA. Mr. Nicolaou asked which DA would be in effect if the Court threw out the original judgment. Mr. Nicolaou stated there was no language of which DA would control. Mr. Nicolaou indicated the cart was being put before the horse by reviewing the EIR and the Modified Ellis Specific Plan with only key bullet-points of the DA; and depending on the details of the final DA, staff may have to go through this whole process all over again. Mr. Nicolaou stated he agreed with the comments that if the project were to get approved, the airport would be thrown under the bus. Mr. Nicolaou stated the Council had committed to keeping the runways above 4000 feet, but staff had provided an alternative where the runway would be less than 4000 square feet. Mr. Nicolaou indicated there had been a contractor error for the runway, and the statute of limitations may have run out on getting the contractor to fix his mistake. Mr. Nicolaou stated there were no Federal funds available to fix the mistake, and the runways would stay at less than 400 feet for some time, and if this development was built it would be too late to fix the runway. Mr. Nicolaou indicated on June 19, 2012 City Council had asked for certain steps to be taken before Ellis would be taken into consideration: First, an updated financial impact report of

the cost of the swim center; Second, an exploration of other funding options for a swim center; And third, the updated GMO guidelines.

Commissioner Mitracos asked Mr. Nicolaou if there was anything that stated the DA could not include language regarding the possibility of the appeal would win. Mr. Nicolaou stated that should have been disclosed in the key points of the DA. Commissioner Mitracos stated his understanding at the June 19, 2012 meeting, Council directed staff to move forward with all four items concurrently.

Chair Ransom asked for clarification on the current runway length. Mr. Dean stated he would have to defer the question to Rod Buchanan, the Parks and Community Services Director. Commissioner Mitracos stated he remembered the runway was short by four feet. Mr. Dean stated Mr. Buchanan was in the process of clarifying the length.

Commissioner Manne asked when the Commission would see the DA. Mr. Dean stated staff was currently in ongoing negotiations, and the Commissioners would see the DA before they would be asked to make any decisions.

Mr. Bazinet addressed the Commission again, and stated this project has been planned for seven years, and all of the pipeline requirements, and airport requirements were being met, and if all regulations were being met there was no reason to delay

George Riddle, 1850 Harvest Landing Lane addressed the Commission. Mr. Riddle stated the reason the runway was short was due to a contractor error, and if you were looking at the FAA documents it was either 4001 feet, or 4002 feet, and it that is how it should remain. Mr. Riddle asked what the square on the map was, on the southeast corner of the project near the northwest corner of the Airport. Mr. Long stated it was an existing communication sub-station, and was outside the project.

Marsh McCray of 560 Schulte Road addressed the Commission. Mrs. McCray stated seven years ago she had become involved in getting a swim center in Tracy, when her children were in middle school and they were in college now. Mrs. McCray indicated this was about the 80,000 residents in the City. Mrs. McCray stated the only public pool available in the City was available from after Memorial Day until prior to Labor Day, and as only available to the public for 3 hours a day. Mrs. McCray stated the facility was not sufficient to the needs of the community.

Sue Rainey addressed the Commission. Mrs. Rainey stated she lived in Redbridge and she was proud to live there. Mrs. Rainey stated in her opinion the Ellis project was even nicer than Redbridge. Mrs. Rainey stated this project and the swim center would be an amenity and a benefit to Tracy and its residents.

Dave Helm addressed the Commission. Mr. Helm provided a document to the Commission. Mr. Helm stated he had heard a lot of conflicting information regarding this project. Mr. Helm stated the DA decision was being appealed, yet the DA was being modified. Mr. Helm read a letter addressed to the Commission, which was attached to the document he had provided. Mr. Helm stated if the City wanted a pool, it should look at a way to pay for a pool, and build a pool, not build a swim center when the City has no experience operating one, and no idea how much it would cost to operate. Mr. Helm further stated the swim center would not be a gift; it would cost about \$35 million and Mr. Serpa had graciously offered to give \$10 million. Mr. Helm stated previously Mr. Connolly said he would sue the City, which he did and had won, and would win

again. Mr. Helm stated the City should let Surland build the homes, and do away with the DA; because the time for DAs had passed. Mr. Helm indicated he had heard developers come to Council meetings and state it was a pay-to-play operation, and that didn't seem to be good governance, or fair, or honest.

Chair Ransom called for a five minute recess at 8:57 p.m. to reconvene at 9:02 p.m.

Mr. Connolly readdressed the Commission on behalf TRAQC. Mr. Connolly stated the DA was relevant because the DA was not tied to any particular developer, and anyone could build the project out. Mr. Connolly indicated the reality was you had to throw out the notion that Les Serpa had done a great job in another place. Mr. Connolly stated this deal was a terrible deal in terms of what the contract actually provided. Mr. Connolly stated the comments that a pool should have been built ten years ago were absolutely correct; however the idea that this project was going to bring a swim center in the near future was a fantasy. Mr. Connolly indicated the DA was a 25 year agreement. Mr. Connolly stated if this DA happened on a reasonable schedule, then in 5 years they would start the project, and two years after that date the City would get \$2 million, and wouldn't have enough to even start construction on the \$20 million swim center. Mr. Connolly further stated there was no requirement that the money be given in any particular time, or that the project be annexed in any particular time. Mr. Connolly stated the City was lobbying the FAA to reduce the runway of the Tracy Airport to under 4000 feet, and read a portion of the Draft EIR regarding the runway length. Mr. Connolly indicated Surland had stated they had addressed the issues which were raised in the judge's decision; however that was not the same as meeting the requirements the judge had said should be imposed. Mr. Connolly stated Surland does not have an adequate analysis of alternative sites. Mr. Connolly further stated the Commission should ask for communications with the FAA concerning Tracy Airport, particularly concerning runway length. Mr. Connolly stated the Commission needed the financial reports to see if the project was feasible. Mr. Connolly indicated the Commission would need the Growth Management information, as well as the water supply report. Mr. Connolly stated the most important piece of information was the DA, rather than just bullet-points. Mr. Connolly indicated he believed this was an attempt to build 1000 units, and transfer the remaining RGAs to someone else. Mr. Connolly further indicated the reason he believed this was when he was before the court with Rick Jarvis, it was stated that this was really a sale of RGAs: Surland gives the City \$10 million, and the City gives them RGAs.

Chair Ransom closed the public hearing.

Chair Ransom asked if by the second meeting in September the Commission would see the documents requested by Council. Mr. Dean answered there was a team of staff members working on all three of those items. Commission Manne asked if they would come before the Commission. Mr. Dean stated it would not come before the Commission; they were documents that City Council had requested specifically. Chair Ransom asked when the Commission would be privy to the information. Mr. Dean answered the information would be made public when the City Council Agenda is published. Mr. Dean stated after it was provided to City Council and they had provided direction to staff, he would be happy to report back to the Commission what Council had said. Chair Ransom asked if staff could make sure the Commissioners see the documents once they had been made public.

Chair Ransom stated that, for the purpose of the public, no decision was being made at that time, and even if there were to be a recommendation tonight, the Commission could recommend amendments to the project.

Chair Ransom asked Bill Sartor, Assistant City Attorney if it was unusual for developers to have other partners, or have permission to speak for other partners. Mr. Sartor deferred to Mr. Jarvis. Mr. Jarvis stated he did not see anything uncommon in this case, and it certainly was not uncommon for a developer to secure entitlements before completing a purchase of property.

Commissioner Mitracos stated there were a lot pieces the Commission would need to have before they could make a recommendation to City Council. Commissioner Mitracos further stated even though the documents were under the Council's purview, they fed into the decision the Commission had to make. Commissioner Mitracos stated he would like to see the GMO, the feasibility analysis, the aquatics alternatives study and DA before he was asked to make any decision.

Mr. Dean stated they were tentatively looking at bringing the GMO to City Council on September 18, 2012, and in terms of the feasibility analysis, and alternatives on October 2, 2012.

3. ITEMS FROM THE AUDIENCE- None
4. DIRECTOR'S REPORT

A. DISCUSS PLANNING COMMISSION'S AVAILABILITY FOR A SPECIAL MEETING ON OCTOBER 3, 2012.

Mr. Dean stated there was a request by Surland Companies to see the availability of the Commission for a possible special meeting on October 3, 2012. Mr. Dean indicated this was not the time to schedule the meeting, but to discuss possible availability. Commissioner Mitracos, Commissioner Johnson and Chair Ransom stated they would be available on that date and there would be a quorum available. Commissioner Sangha stated she would not be able to attend.

Mr. Connolly re-addressed the Commission on behalf of TRAQC, and stated he felt this item was important enough that there should be more than a quorum; and secondly, if City Council reviewed the item on October 2, it would not be sufficient time for the Planning Commission to review and analyze the item before the special meeting the following night.

Dave Anderson re-addressed the Commission and stated he did not feel that a special meeting was necessary and it should be discussed at a regular meeting.

Commissioner Manne stated the special meeting would be "a hearing", and the Commission and the public did not know the specifics of the meeting. Mr. Dean stated the request had been to see if there was availability for a special meeting, and it would only be for the Ellis project. Mr. Dean further stated the purpose of the meeting would be to discuss the Ellis item and make a possible recommendation to Council. Mr. Dean added there was work to be done, and it wasn't known yet if staff would make that date.

Commissioner Mitracos stated even if there was a hearing on that date; if the Commission did not feel comfortable to review all the items, the item could be continued to a later date. Mr. Dean stated that was correct and it was in the Commission's hands, and was their decision.


Chair Ransom stated if a meeting was scheduled and the Commission was not prepared, it reserved the right to continue the item. Vice Chair Ransom stated hopefully the items could be expedited so the Commission would have an opportunity to analyze them and make an informed decision.

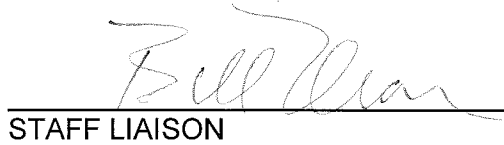
5. ITEMS FROM THE COMMISSION – None

6. ADJOURNMENT

It was moved by Commissioner Manne and seconded by Commissioner Mitracos to adjourn.

Time: 9:37 p.m.


CHAIR


STAFF LIAISON