



CITY OF NOVATO
CALIFORNIA

PLANNING COMMISSION

Meeting Minutes

Via Zoom Teleconference

Monday, February 22, 2021 – 7:00 pm

A. CALL TO ORDER AND ROLL CALL

The Planning Commission meeting began at 7:05 PM.

Commission Present: Chair David Gabriel, Vice Chair Reva Rao (arrived late), Commissioner Dan Dawson, Commissioner Justin Derby, Commissioner Rachel Farac, Commissioner Curtis Havel, and Commissioner Peter Tiernan

Commission Absent: None

Staff Present: Planning Manager Steve Marshall, Senior Planner Brett Walker, Public Works Director Chris Blunk, City Attorney Gary Bell, and City Attorney Jeffrey Walter.

B. APPROVAL OF FINAL AGENDA

COMMISSION ACTION: Upon motion by Commissioner Tiernan and seconded by Commissioner Derby, the Planning Commission voted 6-0-0-1 via roll call to approve the final agenda.

AYES: Commissioners Dawson, Derby, Farac, Gabriel, Havel, and Tiernan

NOES: None

ABSTAIN: None

ABSENT: Commissioner Rao (arrived late)

Motion carried.

C. PUBLIC COMMENT

Susan Stompe – commented on electric vehicle charging stations at Novato Fair Shopping Center, noting the charging stations do not support all electric vehicles, but rather VW vehicles. She suggested the chargers should support a broader range of electric vehicles.

Kevin Morrison – congratulated City Attorney Walter for serving Novato for 28-years.

Anna Maria – noted her support for Costco's gas station proposal.

K. Walsh – commented on the Square Shopping Center. Encouraged the City to compel the owner to improve the shopping center.

Myrna – requested the addition of a streetlight at Kaden Court.

D. CONSENT ITEM

D.1 Approval of PC Minutes of November 09, 2020 (DG, DD, CH, JD, RF, PT)

COMMISSION ACTION: Upon motion by Commissioner Tiernan and seconded by Commissioner Farac, the Planning Commission voted 6-0-0-1 via roll call to approve the minutes.

AYES: Commissioners Dawson, Derby, Farac, Gabriel, Havel, and Tiernan

NOES: None

ABSTAIN: None

ABSENT: Commissioner Rao (arrived late)

Motion carried.

E. UNFINISHED AND OTHER BUSINESS

NONE

F. PUBLIC HEARING

F.1. COSTCO FUEL FACILITY

**FILE: P2020-025; USE PERMIT AND DESIGN REVIEW
CEQA INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
APN 153-340-36; 300 VINTAGE WAY**

Public hearing and possible action to adopt resolutions regarding recommendations to the City Council for: (1) a CEQA initial study/mitigated negative declaration; and (2) a use permit and design review approval for a gas station to be located adjacent to the existing Costco Wholesale store at Vintage Oaks at Novato.

Steve Marshall, Planning Manager, briefly introduced the item and noted the Rowland Boulevard Improvements project is related to the Costco fuel facility proposal and share the same CEQA document. He noted Chris Blunk, Public Works Director, will make a summary presentation of the Rowland Boulevard Improvements after Senior Planner Brett Walker presents Costco's fuel facility project.

Planning Manager Marshall noted the CEQA process does not require perfection in impact analyses, but rather requires a good faith effort at disclosure of reasonable foreseeable impacts. Planning Manager Marshall also discussed the findings necessary to approve a use permit and design review.

Senior Planner Walker presented and summarized the staff report for Costco's fuel facility.

Public Works Director Blunk summarized the Rowland Boulevard Improvements and how the project is related to the Costco fuel facility. He noted the discussion of the Rowland Boulevard Improvements project's consistency with the General Plan will be presented afterwards in General Business, Item G.1.

Senior Planner Walker presented the CEQA Initial Study prepared for the Costco fuel facility project, noting it was determined it could result in potentially significant impacts, however, mitigation measures will reduce these impacts to a less than significant level. He noted the project went to the Design Review Commission for review on August 19, 2020, and on October 7, 2020, and the Commission voted to recommend approval of the design elements of the project. Public comment letters were received on the Costco fuel facility project and many were attached to the staff report and others forwarded to the commissioners prior to the hearing. Senior Planner Walker stated the applicant's representatives were available for a presentation and to address questions.

Costco representatives presented the proposed fuel facility project. David Babcock of Babcock & Associates provided an introduction and background regarding the fuel facility. Sean Anderson of Barghausen Consulting Engineers discussed the design of the fuel facility. Amy Lopez of Kittelson & Associates discussed traffic operations, including vehicle miles travel, associated with the fuel facility.

Carter Hemming of Crosspoint Realty Services, on behalf of Vintage Oaks ownership, commented on the importance of Costco as a major anchor for Vintage Oaks.

Questions from the Commission included:

Commissioner Rao inquired if there was any limit on the number of fueling positions that could be built at one time.

Mr. Anderson commented all 14 of the fuel dispensers would be installed at the same time.

Commissioner Havel stated he did not have any questions, but acknowledged he made several site visits and read the Initial Study.

Commissioner Dawson stated he did not have any questions.

Commissioner Derby asked how many comment letters were submitted regarding the proposal.

Senior Planner Walker indicated the number was around 500.

Commissioner Derby asked when the last time was the City received such a volume of comments.

Planning Manager Marshall stated the Housing Element update in 2013 generated a similar volume of comments.

Commissioner Derby asked why the Rowland Boulevard Improvements and Costco's fuel facility were separate projects.

Public Works Director Blunk indicated it made sense for the City to take on the Rowland Boulevard Improvements project since it involves more than just parking for Vintage Oaks/Costco. He noted Public Works staff has expertise in designing and managing capital improvement projects. He stated Costco will have a cost share in the Rowland Boulevard Improvements.

Commissioner Derby noted his familiarity with older underground storage tanks and asked if someone could explain new tank technology.

Mr. Anderson explained newer underground storage tank technology, including multiple redundant safety systems, higher sensitivity leak detection systems, and pipes directing any leaking fuel to drain into

secondary containment area. He noted Costco uses the latest and state of the art products and employs conservative monitoring practices.

Commissioner Derby asked what happens with oil/gas run-off from pavement.

Steve Calcagno, civil engineer, described the stormwater drainage system, noting a fuel spill or rain run-off would be collected in a valley gutter and directed to an oil/water separator. Areas outside of the fueling pad would run-off to a bioretention basin.

Commissioner Derby asked if the identified CEQA impacts were common to other gas stations.

Matt Maddox, Rincon Consultants, stated the impacts noted in the CEQA study are fairly typical for gas stations. He noted impacts are also tied to a project's context. He indicated the issues of air quality and greenhouse gas emissions were addressed following guidelines and thresholds prepared by the Bay Area Air Quality Management District. For this site, the CEQA study concluded the project would have less than significant impacts.

Commissioner Farac asked if the site was located in the Bayland Overlay.

Senior Planner Walker said the site is not located in the Bayland Overlay.

Commissioner Farac referenced the flood zone maps presented in General Plan 2035 and asked about the location of the 100-year flood zone relative to the project site.

Senior Planner Walker noted flood zones for the project were identified based on Federal Emergency Management Agency (FEMA) maps.

Aileen Mahoney, Rincon Consultants, described flood zone X, indicating areas potentially inundated by a 500-year storm, and the 100-year flood zone. She noted the 100-year flood zone extends to portions of Rowland Boulevard.

Commissioner Farac acknowledged the potential for a large earthquake. She inquired if any Costco fuel center had experienced a large earthquake and, if so, how large and what was the damage.

Mr. Anderson indicated that Costco's fuel facility system is designed to meet the requirements of seismic zone 4.

Commissioner Farac asked why Costco was not served by Marin Clean Energy.

Mr. Anderson indicated Costco receives service from PG&E. Costco tries to keep power providers as consistent as possible. He indicated he could present the issue to the operations section of Costco for consideration.

Commissioner Farac referred to General Plan inquired about sea level rise. Rowland Boulevard could be impacted by additional storm surge. Not much was addressed in Mitigated Negative Declaration.

Planning Manager Marshall noted the General Plan identifies US 101, Highway 37, and Rowland Boulevard as being potentially impacted by a storm surge coupled with sea level rise. Different levels of rise are coupled with a 100-year event. The General Plan is directing policy making toward addressing situation through a vulnerability assessments and adaptation – whether that's raising levees, other improvements, or planned retreat. The General Plan basically addresses what might happen and then directs policies to address the matter.

Commissioner Tiernan stated a vehicle miles travel (VMT) discussion would be beneficial and asked about the water table depth. Tiernan stated that he is not a Costco member and has visited the site twice, spoken with Costco representatives, and read the comment letters.

Mr. Anderson responded that they have completed a geological survey of the site and that the fuel system design is specific based on the site-specific geologic conditions. Mr. Anderson noted the water table is a factor in the design of the fuel system. He described various features of the fuel system's design, including methods of anchoring the tanks – use of “deadman,” strapping, and an 8-inch thick concrete slab

Commissioner Tiernan noted he was not a Costco member, visited the proposed fuel facility site, spoke to Costco representatives, and visited Costco's warehouses in Rohnert Park and Richmond.

Chair Gabriel opened public comment.

Lily Cohen – Member 350 Marin. Stated the Mitigated Negative Declaration ignores the fuel facility's significant impact on air, water, traffic, sea level rise, and liquefaction. She noted the fuel transfer process creates damage. Opposes the fuel center as CEQA is inadequate.

Susan Stompe – Marin Conservation League. Opposes the fuel facility. Stated the Mitigated Negative Declaration is inadequate – didn't quantify flood level, bay mud, earthquakes, and risk of liquefaction. She would like to see a finished geotechnical report. She noted the proximity of the Beverly Ehreth Ecological Preserve – noise will impact wildlife.

David Moller – Opposes the fuel facility. Adding a gas station is inconsistent with General Plan.

Patricia Wilhelm – Supports the fuel facility. Travels to Rohnert Park to purchase gas.

Laura Neish – Executive Director of 350 Bay Area. Opposes the fuel facility. Stated Marin does not need another gas station – project will displace other gas stations. Stated the Mitigated Negative Declaration is inadequate – does not address leakage from refueling.

Patricia Ravitz – Member Sustainable Novato. Opposes the fuel facility. Mitigated Negative Declaration does not address seismic and water table concerns. Concerned about small, local gas stations.

Stacey Pogorzelski – Climate change is not addressed in CEQA document. Vehicle Miles Travelled analysis makes no sense. Opposes the fuel facility.

Richard Gray – Member 350 Marin. Inappropriate site for a gas station. Will put other gas stations out of business. Opposes the fuel facility and questioned certifying a CEQA document for placing underground storage tanks at this site. Comments regarding climate change, sea level rise, and electric vehicles was also mentioned.

Jody Timms – Member 350 Marin and Fairfax resident. Opposes the fuel facility. Concern about fuel leaks and water table. Move forward with Rowland Boulevard Improvements. Also made statements regarding climate change, climate emergency, lack of electric vehicle charging, the water table, drought, and consistency with the General Plan and climate emergency.

Ken Jones – Costco won't leave site. Costco has a weak sustainability plan. Jones stated that the City passed a climate emergency resolution, made comments regarding the CEQA document, and quoted from the climate emergency resolution. Opposes the fuel facility.

Ingrid Ojeda – Opposes the fuel facility. Doubts that Novato residents go to Vallejo or Rohnert Park for gas. Evaluate better ways to make revenue.

Robert Atkinson – Read Mitigated Negative Declaration and supports the fuel facility. Noted combination of shopping and fuel purchase equals lower vehicle miles traveled. Novato needs sales tax revenues.

Robert Stern – Supports the fuel facility. Noted he never buys gas in Novato. Marin has highest gas prices.

Kevin Morrison – Member Green Novato. Opposes fuel facility.

Kevin Hogan – Vehicle miles travelled tied to frequency of customer purchases at Costco warehouse. Concerned about impacts to local businesses. Opposes the fuel facility.

Kevin Jacobs – Supports the fuel facility – will be good for Novato and Costco. Rowland Boulevard improvements are helpful.

Vicki Nichols – Encouraged Commission to be brave on findings, not economics. Suggested bonding for remediation of site.

Annalise Hill – Opposes the fuel facility and the outdated infrastructure. Area is prone to earthquake, sea level rise, and climate impacts.

Mark Vendetti – Opposes the fuel facility. Stated a climate emergency.

Silke Valentine – Member of 350 Marin. Recommend environmental impact report for the gas station. Initial Study does not adequately address sea level rise and earthquakes. No need for another gas station in Novato. Opposes the fuel facility.

Marion Higgins – Referenced Emergency Climate Declaration. Stated that traffic will get worse and there are other ways to get revenue. Opposes the fuel facility.

Patty Hoyt – Opposes the fuel facility and referenced the climate emergency resolution.

Deborah Swanson – Opposes the fuel facility. Concerned about traffic and the climate emergency.

Brian Dewitt – Supports the fuel facility. The facility will fund services and support local jobs and denying the project will not change people's habits.

Ava Stern – Opposes the fuel facility. Approval would contradict Climate Emergency Declaration.

Kate Powers – Member of Marin Conservation League. CEQA document overestimates trip reductions. Questions soil and liquefaction analysis – vehicle miles travelled data is faulty. Opposes the fuel facility.

Magali Limeta – Opposes the fuel facility. Novato does not need another gas station.

Cecilia Osborne – Opposes the fuel facility. Suggested adding electric vehicle charging stations instead.

Doug Wilson – Member Marin Conversation League, Opposes the fuel facility. Vehicle miles travelled analysis makes no sense. Suggested bond to remove tanks.

Mary Matteson Bryan – Member of Cool the Earth. Opposes the fuel facility and referenced a climate emergency.

Tauny – Opposes the fuel facility and referenced a climate emergency and effects on other local gas stations.

Jennifer Blaker – Coalition Opposing New Gas Stations. Opposes the fuel facility. Encouraged Commission to reject mitigated negative declaration as inadequate. Referenced groundwater level at three to ten feet.

Annika Osborn – Environmental Forum of Marin, Opposes the fuel facility. Referenced using Marin Clean Energy and suggested adding electric vehicle chargers instead.

Pam Reeves – Opposes the fuel facility and stated the project is a short-term gain.

Coy Smith – Novato Chamber of Commerce. The Chamber of Commerce supports the fuel facility. Costco will extend its lease with the fuel facility. Sales tax revenue is important – Costco will have an 8% to 10% increase in store sales.

Kendall Osborn – Opposes the fuel facility. Concerned about air pollution, water pollution, wildfires, and Costco's influence over Novato. Suggested installing electric vehicle chargers instead.

Mickey Allison – Referenced Marin Grand Jury report on sea level rise. Concerned about height of water table and Costco's use of plastic. Opposes the fuel facility.

Jerry Peters – Supports fuel facility. Noted benefits to Novato.

Katrina Osborn – Opposes the fuel facility and the fossil fuel industry.

Carleen Cullen – Member of Cool the Earth. Opposes the fuel facility. Referenced California Air Resources Board study demonstrating impact of cheaper gas. Noted reading report on people of color being impacted by fossil fuel.

Chris Carter – Supports the fuel facility. Stated the Climate Emergency Declaration is a road map. Costco leaving Novato would hurt. Supporting Costco says Novato is open for business.

Chair Gabriel closed the public comment period and declared a recess.

Chair Gabriel called the meeting to order at 9:59 PM and continued with the Costco fuel facility proposal.

Commissioner Rao asked if solar panels had been considered for the Costco warehouse or fuel canopy.

Mr. Anderson indicated solar panels had been discussed. However, the roof of the warehouse is not structurally designed to support solar panels and the canopy is not large enough to generate sufficient energy to run the fuel facility. He noted the fuel facility needs a continuous source of electricity.

Commissioner Rao asked about management of vehicle queues at the fuel facility.

Ms. Lopez described how the fuel facility's lay-out was designed to create adequate vehicle storage based on data collected at other Costco warehouses.

Commissioner Tiernan requested more explanation of the data supporting the vehicle miles travelled analysis.

Ms. Lopez noted membership data is confidential. However, the analysis is based on Novato members making purchases at distant locations. Some members make special, long-distance trips to purchase fuel. Others make a trip to the warehouse combined with a fuel purchase.

Commissioner Tiernan noted he was skeptical of the vehicle miles travelled information.

Commissioner Tiernan asked about the effect of groundwater on the underground storage tanks.

Mr. Anderson noted the groundwater conditions at the project site are not unusual, noting a similar circumstance at the Costco fuel facility in South San Francisco. He noted the use of “deadman,” straps, and concrete slab to hold the tanks in place. He noted a geotechnical report is part of construction design submittal.

Commissioner Tiernan asked if the foundation goes down to bedrock.

Mr. Anderson stated the tanks will not be anchored to bedrock and there are other ways to stabilize the tanks.

City Attorney Bell noted the Commission is tasked with considering the fuel facility based on applicable thresholds and standards relying on substantial evidence of a fair argument even if other conclusions can be reached.

Commissioner Havel asked if bonding was required of any other gas stations in Novato.

Planning Manager Marshall indicated he was unaware of any other gas stations being condition to post a bond for tank removal.

Commissioner Derby referenced workshops for the General Plan update and asked if there were ever any discussions about limiting gas stations.

Planning Manager Marshall stated there were no discussions about a moratorium or ban on gas stations. The General Plan goes a different direction and focuses on alternative sources power and transit.

Commissioner Derby referenced the Climate Emergency Declaration as being an aspirational document but did not set policy. He asked if there are any specific policies in the Declaration or just goals.

Planning Manager Marshall stated the Climate Emergency Declaration was an aspirational statement to look more closely at climate change and then create polices to address it. The Declaration did not set policy from staff's perspective.

Commissioner Derby referenced policy white papers prepared for the General Plan update - can the City Council prepare an updated white paper on climate change.

Planning Manager Marshall said there is always the option to study climate change differently than was done in 2015.

Commissioner Rao – Were trips into wine country considered?

Ms. Lopez – Those trips are identified as diverted trips – coming off of US 101.

Commissioner Rao – Referenced PG&E power shut-downs and asked if the fuel facility would have back-up electricity.

Mr. Anderson – Noted the gas station would be adaptable to a generator. He stated Costco used a generator during recent power shutdowns and offered the community the ability to charge wireless equipment.

Chair Gabriel – Noted he had no questions and indicated he had visited other Costco locations. He also visited with the owners of Matt & Jeff's to inquire about effect.

Motion/2nd – Tienan/Farac to recommend the CEQA Initial Study/Mitigated Negative Declaration is inadequate and be rejected.

Commissioner Derby noted his desire to have a discussion about the CEQA document before a vote was taken.

Chair Gabriel inquired with staff regarding protocol.

Planning Manager Marshall stated it was acceptable to have a conversation prior to calling the vote.

Chair Gabriel acknowledged Commissioner Dawson to begin comments on the CEQA document recommendation.

Commissioner Dawson stated the CEQA document was adequate.

Commissioner Derby stated the CEQA document was adequate.

Commissioner Havel stated the CEQA document was adequate. He noted the CEQA document was prepared by professionals and the studies are sufficient. Sometimes an EIR is not required – noting the project occurs within an existing parking lot. He continued by stating he is comfortable finding the project consistent with the General Plan, noting the Design Review Commission found the fuel center's design to be compatible. He commented that use permit findings are based on a finding of no detriment. He saw no detriment to the public health and welfare and stated climate change is a broader, global issue.

Commissioner Farac stated we are in a transitional time and referenced Sacramento and Hayward saying not to mega gas stations. She referenced a policy of the General Plan addressing the preservation of small businesses. She referenced language in the General Plan regarding avoiding the catastrophic effects of climate change. She said the gas station is not aligned with the General Plan. The Mitigated Negative Declaration did not cover sea level rise. There is also an equity issue for those who cannot afford a Costco membership.

Commissioner Tiernan stated he was not comfortable with the VMT analysis in the CEQA document. He noted VMT was the cornerstone of the no significant impact finding of the CEQA document. He read from the climate change section of General Plan 2035. Having 28 gas pumps doesn't mitigate gas emissions. A gas station is a contradiction and inconsistent with the General Plan.

City Attorney Bell inquired if Commissioner Tiernan had any suggested changes to the conditions of approval or mitigation measures to make him more comfortable with the project. City Attorney Bell noted revisions can be considered.

Commissioner Tiernan inquired about possible changes related to vehicle miles travelled and greenhouse gas emissions.

Mr. Maddox stated the CEQA document determined the project would have a less than significant impact with respect to vehicle miles travelled and greenhouse gas emissions. Mr. Maddox explained the basis of each analyses and the resulting impact findings to support the position of the CEQA document.

Commissioner Tiernan concluded his remarks stating the CEQA document was missing information and was weak on the issues of groundwater. He was not comfortable with the vehicle miles travelled reductions.

Chair Gabriel called for a vote on the original motion presented by Commissioner Tiernan and seconded by Commissioner Farac.

COMMISSION ACTION: Upon motion by Commissioner Tiernan and seconded by Commissioner Farac the Planning Commission voted 2-5 via roll call to recommend the CEQA Initial Study/Mitigated Negative Declaration is inadequate.

AYES: Commissioners Tiernan and Farac
NOES: Commissioners Dawson, Derby, Gabriel, Havel, and Rao
ABSTAIN: None
ABSENT: None

Motion failed.

COMMISSION ACTION: Upon motion by Commissioner Havel and seconded by Commissioner Derby, the Planning Commission voted 5-2 via roll call to adopt the CEQA Resolution recommending approval of the Initial Study/Mitigated Negative Declaration.

AYES: Commissioners Dawson, Derby, Gabriel, Havel, and Rao
NOES: Commissioners Tiernan and Farac
ABSTAIN: None
ABSENT: None

Motion carried.

COMMISSION ACTION: Upon motion by Commissioner Rao and seconded by Commissioner Havel, the Planning Commission voted 5-2 via roll call to adopt the Use Permit and Design Review Resolution recommending approval of the Use Permit and Design Review.

AYES: Commissioners Dawson, Derby, Gabriel, Havel, and Rao
NOES: Commissioners Tiernan and Farac
ABSTAIN: None
ABSENT: None

Motion carried.

G. GENERAL BUSINESS

G.1. PROPOSED NEW CAPITAL IMPROVEMENT PROJECT GENERAL PLAN CONSISTENCY REPORT – ROWLAND BOULEVARD IMPROVEMENTS FROM SOUTHBOUND US101 RAMPS TO SOUTHERN TERMINUS

Consider and potentially adopt a resolution reporting to the City Council that adding the Rowland Boulevard Improvements, including lane reductions, the addition of parking, creation of a Class I bicycle path, and other improvements within the existing right-of-way, to the Capital Improvement Program is consistent with the 2035 General Plan as required by California Government Code Section 65401.

Public Works Director Blunk reviewed the General Plan consistency analysis prepared for the Rowland Boulevard Improvements.

There were no questions from the Planning Commission.

Chair Gabriel opened public comment.

Chris Carter – Director of the Marin County Bicycle Coalition. He stated MCBC supports the Rowland Boulevard Improvements. He noted the Coalition does not support the Costco fuel facility.

Chair Gabriel closed public comment.

COMMISSION ACTION: Upon motion by Commissioner Tiernan and seconded by Commissioner Dawson, the Planning Commission voted 7-0 via roll call to report the project is consistent with the General Plan.

AYES: Commissioners Dawson, Tiernan, Farac, Derby, Gabriel, Havel, and Rao
NOES: None
ABSTAIN: None
ABSENT: None

Motion carried.

G.2. DISPOSITION OF CITY-OWNED PROPERTY AT 709 OLIVE AVENUE (APN 153-023-01) AND 709 ORANGE AVENUE (APN 153-031-45) - GENERAL PLAN CONSISTENCY REPORT

Consider and potentially adopt a resolution reporting to the City Council that selling the surplus properties at 709 Olive Avenue (APN 153-023-01) and 709 Orange Avenue (APN 153-031-45) is consistent with the 2035 Novato General Plan as required by California Government Code Section 65402(a).

Public Works Director Blunk reviewed the General Plan consistency analysis prepared for the proposed sale of 709 Orange Avenue and 709 Olive Avenue.

Commissioner Havel asked if a lot line adjustment was simpler than a merger to combine the sale properties with the adjoining private properties.

Public Works Director Blunk stated a lot line adjustment would involve generally the same process including a plat map and legal description.

Chair Gabriel noted a surveyor would need to prepare a record of survey. He asked if there was a price for each property.

Public Works Director Blunk said a price isn't available and the City will be working with an appraiser to determine value.

Chair Gabriel opened public comment.

There was no one desiring to address the Planning Commission.

Chair Gabriel closed public comment.

COMMISSION ACTION: Upon motion by Commissioner Tiernan and seconded by Commissioner Rao, the Planning Commission voted 7-0 via roll call to report the property sales are consistent with the General Plan.

AYES: Commissioners Dawson, Derby, Farac, Gabriel, Havel, Tiernan, and Rao

NOES: None

ABSTAIN: None

ABSENT: None

Motion carried.

H. COMMITTEE AND LIAISON REPORTS

Planning Manager Marshall noted items that may come to the Commission in March.

I. ADJOURNMENT

The Planning Commission adjourned the meeting at 11:45 PM.

I HEREBY CERTIFY that the foregoing minutes were duly adopted at the Planning Commission meeting of April 26, 2021.

/Shelley Woods/

**_____
Shelley Woods, Senior Office Assistant**