

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Regular Meeting

February 18, 2009

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, February 18, 2009, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson O'Brien.

MEMBERS PRESENT: Commissioners Crenshaw, Jones, O'Brien, Ryan, and St. Denis

MEMBERS ABSENT: None

STAFF PRESENT: Ann McCaull, Associate Planner  
Martha L Alvarez, Recording Secretary

APPROVAL OF MINUTES

The minutes of February 4, 2009, were approved as amended.

DIRECTOR'S REPORT

There was no separate report at this time.

ORAL COMMUNICATIONS AND OTHER MATTERS

There were no members of the public wishing to speak at this time.

Commissioner St. Denis referred to a previous meeting regarding the residence located at 1135 Loma Avenue (HRPA 2-09). She commented that the owner had stated that the lattice did not run the entire length of the front porch. She displayed a recent photograph which shows that the lattice does in fact run the entire length of the porch. The owner was instructed to remove the lattice as part of the Mills Act Agreement.

PUBLIC HEARINGS

**HRPA 3-09** **ROGER AND PATTI WITALIS** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 1025 E Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On August 4, 2004, the Historic Resource Commission designated this property as an Historic Resource. One of the benefits of having the property designated as an Historic Resource is that the property owner is then eligible to apply to the City of Coronado for a Historic Resource Preservation (Mills Act)

Agreement. The Mills Act Agreement is not an automatic entitlement rather it is a benefit the City is providing to historic properties with each agreement evaluated on its own merits. On February 18, 2009, Roger and Patti Witalis filed an application to enter into a Historic Resource Preservation (Mills Act) Agreement with the City.

During the ten-year period of the agreement, the property owner is not planning any major improvements to the property. This is because the owners have undertaken improvements to the residence in 1999, 2000, 2006, and 2007, as identified on the application.

Lee Potter of the County Tax Assessor's office has completed an estimate of the restricted value of 1025 E Avenue with the Historic Resource Preservation (Mills Act) Agreements in place. With the current estimate, the owner will see an estimated \$6,188 reduction in property tax. The City of Coronado and the Community Development Agency will see an estimated annual property tax revenue decrease of \$3,589.

The applicant, Patti Witalis, gave a brief overview of the request and made herself available to answer questions.

#### PUBLIC COMMENT

There were no members of the public wishing to speak at this time.

#### COMMISSION DISCUSSION

Commissioner Ryan said that this is an example of a near perfect historical home, and supports the request.

Commissioner Jones agreed. She said this is one of her favorite homes in Coronado and added that this is a perfect example of a Craftsman home whose exterior is almost completely untouched.

Commissioner St. Denis agreed. She said that the brick steps are the only item that has been replaced.

Ms. Witalis clarified that the brick steps are original. The stoops on either side of the steps were wooden and were re-done with brick because of dry rot. They also added brick across the parkway, removed the aluminum awnings, and placed a safety railing at the rear of the home.

Vice Chair Crenshaw said this home looks exactly as it did in the mid 40's. She said it is a beautiful home and thanked the applicant for saving it.

#### COMMISSION ACTION

VICE CHAIR CRENSHAW MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL

AND NOTED THAT THE PROPERTY OWNER IS NOT PLANNING ANY MAJOR IMPROVEMENTS TO THE PROPERTY (HRPA 3-09) BECAUSE THE OWNERS HAVE RECENTLY UNDERTAKEN AND COMPLETED A NUMBER OF IMPROVEMENTS TO THE PROPERTY. THE COMMISSION FURTHER NOTED THAT THE STRUCTURE IS A PERFECT EXAMPLE OF A MILLS ACT ELIGIBLE PROPERTY BECAUSE IT HAS BEEN COMPLETELY PRESERVED AND HAS NOT BEEN ALTERED.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

Commissioner Ryan suggested as a topic of discussion at a future date a simple grading system which would distinguish nearly perfect historic homes from those that are being remodeled and changed.

AYES: Commissioners Crenshaw, Jones, O'Brien, Ryan, and St. Denis.  
NAYS: None.  
ABSENT: None.  
ABSTAIN: None.

The motion passed with a vote of 5-0.

**HRPA 4-09** **ROGER AND PATTI WITALIS** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 927 D Avenue and located in the R-3 (Multiple Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On August 4, 2004, the Historic Resource Commission designated this property as an Historic Resource. Staff noted that the applicant initially thought she would have to apply for a partial demolition. The applicant was informed about the Preservation Program and the benefits it could offer. The applicant then decided to pursue historical designation of this residence as well as her other residence located at 1025 E Avenue. On October 20, 2004, the residence received an Historic Alteration Permit for alterations to the dwelling and for the construction of a new two-car garage with a dwelling unit above including exceptions to parking standards. This project has not been completed and there is no expiration date for the permit approval. The Commission should be aware that these future improvements could occur to the site when considering the Mills Act Agreement request on today's agenda. The applicant may want to clarify which elements of the previous Historic Alteration Permit are still planned for the future.

Staff noted that per her conversation with Ms. Witalis, she has confirmed that she no longer plans to change the front window to French doors, as approved by HAP 4-04. In addition, while the applicant no longer plans to undertake improvements at the rear of the property (new dwelling) which involves new square footage, she would prefer to retain the previously approved detached structures at the rear of the property.

One of the benefits of having the property designated as a Historic Resource is that the property owner is then eligible to apply to the City of Coronado for a Historic Resource Preservation

(Mills Act) Agreement. The Mills Act Agreement is not an automatic entitlement rather it is a benefit the City is providing to historic properties with each agreement evaluated on its own merits. On February 18, 2009, Roger and Patti Witalis filed an application to enter into a Historic Resource Preservation (Mills Act) Agreement with the City.

During the ten-year period of the agreement, the property owner is planning to undertake a number of improvements to the residence. Some of the planned improvements were included in the previously approved Historic Alteration Permit. Those items are noted with a \*. Some of the other items identified on the list of improvements would trigger a new Historic Alteration Permit by the Commission and further review. Some of the more notable improvements are identified below.

1. Painting interior and exterior of building.
2. Repairs to dry rot damage in living room floor, garage wall, garage roof and roof tailings of the house.
3. Replace fascia boards along perimeter of house.
4. Replace windows and screens on the house\*
5. Add fabric awning over front, west facing wooden windows to protect from sun and rain damage.
6. Refinish oak floor in living and dining rooms.
7. Repairs to roof shingles on roof ridges.

The application also notes upgrades to the residence that have been undertaken in 2004 and 2005 including electrical and plumbing upgrades, new sprinkler system, and repairs to original chimney to meet earthquake safety standards.

The applicant, Patti Witalis, gave a brief overview of the request and made herself available to answer questions.

Commissioner St. Denis asked if the applicant intends to construct the garage with the unit above.

Ms. Witalis said she prefers to reserve that project as a possible future plan.

Commissioner St. Denis asked if the home is being rented at this time.

Ms. Witalis replied no.

Commissioner St. Denis asked about the awning.

Ms. Witalis said she believed that the request for the awning had been approved but it had not. She requested approval and displayed a material sample of the awning.

Commissioner St. Denis asked if it is a boxed awning with the sides.

Ms. Witalis replied yes.

### PUBLIC COMMENT

There were no members of the public wishing to speak at this time.

### COMMISSION DISCUSSION

Commissioner Ryan said he supports the improvements that have been undertaken to the residence, and supports the request.

Vice Chair Crenshaw said this home has always been painted beige. She commented that the home's interior is beautiful and thanked the applicant for saving it. She added that if this home is to be considered a Mills Act home, further discussion by the Commission is needed.

Commissioner Jones agreed that further discussion is needed to determine if this is a Mills Act home.

Commissioner St. Denis agreed. She said that although this is a wonderful, historic home located in R-3; she does not consider it to be a Mills Act home. She was also pleased to learn that French doors will not be added to the front of the home. She thanked the applicant for the amount of care and funds invested in this home and said she would support the request.

Chairperson O'Brien said he supports the request because the applicant has agreed that the proposed two-car garage will not be included in the Mills Act valuation; the front windows will be retained and not replaced by French doors; the home is located in an R-3 zone; and the proposed awning is a temporary improvement and can easily be removed.

Commissioner Ryan said he is considering all applications without regard to the fiscal cap because he does not consider the cap logical as it does not follow the property tax line, which is unfair to the applicant.

### COMMISSION ACTION

COMMISSIONER ST. DENIS MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL NOTING THE OWNER'S EXTENSIVE EFFORTS TO MAINTAIN AND RESTORE THE SMALL DWELLING IN THE R-3 ZONE. THE COMMISSION ALSO NOTED THAT THE OWNER HAS OFFICIALLY WITHDRAWN THEIR REQUEST TO CHANGE THE FRONT WINDOW TO FRENCH DOORS AS APPROVED BY HAP 4-04, AND HAS ALSO WITHDRAWN THEIR REQUEST FOR THE ALTERATION TO THE REAR OF THE RESIDENCE THAT INVOLVES NEW SQUARE FOOTAGE. THE COMMISSION CONCURRED IN ALLOWING THE OWNER THE ABILITY TO RETAIN THE PREVIOUSLY APPROVED DETACHED STRUCTURES AT THE REAR OF THE PROPERTY; HOWEVER, THESE STRUCTURES WILL NOT BE PART OF ANY FUTURE

HISTORIC PRESERVATION MILLS ACT VALUATION FOR THE PROPERTY.

THE COMMISSION APPROVED THE FOLLOWING LIST OF IMPROVEMENTS FOR 927 D AVENUE (HRPA 4-09):

1. PAINTING INTERIOR AND EXTERIOR OF BUILDING.
2. REPAIRS TO DRY ROT DAMAGE IN LIVING ROOM FLOOR, GARAGE WALL, GARAGE ROOF AND ROOF TAILINGS OF THE HOUSE.
3. REPLACE FASCIA BOARDS ALONG PERIMETER OF HOUSE.
4. REPLACE WINDOWS AND SCREENS ON THE HOUSE (INCLUDED IN THE PREVIOUSLY APPROVED HISTORIC ALTERATION PERMIT).
5. ADD FABRIC AWNING OVER FRONT, WEST FACING WOODEN WINDOWS TO PROTECT FROM SUN AND RAIN DAMAGE.
6. REFINISH OAK FLOOR IN LIVING AND DINING ROOMS.
7. REPAIRS TO ROOF SHINGLES ON ROOF RIDGES.

VICE CHAIR CRENSHAW SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Jones, O'Brien, Ryan, St. Denis.  
NAYS: None.  
ABSENT: None.  
ABSTAIN: None.

The motion passed with a vote of 5-0.

**HRPA 8-05** **JIM AND MELINDA MARLAR** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 465 Palm Avenue and located in the R-3 (Multiple Family Residential) Zone. The Mills Act involves a request for a special exception to the 2009 Mills Act Program to allow a property to be expedited in the approval process and exceed the annual fiscal cap established for the program.

Ms. McCaull introduced the staff report as outlined in the agenda. On January 7, 2009, the Historic Resource Commission held a public hearing to review and comment on the Draft Mitigated Negative Declaration. At the hearing, the Commission disputed the findings contained in the draft Mitigated Negative Declaration and made an argument that the demolition of the historic residence would result in an environmental impact. Additional public testimony argued demolition would result in a substantial environmental impact and that a “fair argument” had been made to trigger the responsibility for the City (as the Lead Agency) to require a focused Environmental Impact Report. The Historic Resource Commission voted 4-1 to recommend to the City Council that further environmental analysis be completed e.g. focused Environmental Impact Report.

On January 7, 2009, the Commission conducted a second public hearing to consider the Historic Resource Alteration Permit for the proposed demolition of the residence. During the public

hearing it was noted there was continued interest on the part of the property owners to retain the historic resource if financially feasible. It was admitted that “financial feasibility” would be achieved through reduced property taxes under a Mills Act agreement with the City. In response to this testimony and from others on this matter, the Commission indicated their general support for requesting an exception to the Mills Act fiscal cap given the unique conditions applicable to the history, and as a potential solution for preserving the residence, thereby making the focused EIR unnecessary. The Commission deferred action on the Historic Alteration Permit until the CEQA process had been completed but did recommend the applicant consider requesting a special exception to the Mills Act.

The purpose of today’s meeting is for the Commission to consider a request for a special exception to the Mills Act program for this property at a noticed public hearing. As noted in the applicant’s correspondence the request includes the following: (1) request to be included in the 2009 Mills Act Program as a special exception and (2) request to be treated similarly to other Mills Act agreements with alterations; and more specifically, 520 B Avenue.

There are three main issues for the Commission to consider when evaluating the request: (1) Do the circumstances associated with this application provide a unique situation which may be appropriate to provide an exception to the program? (2) Do the circumstances warrant an exception to the program this year, in 2009, as requested? (3) Should the alterations approved in HAP 4-06 also be incorporated as part of the Mills Act valuation?

All property owners within 300 feet have been notified. Two letters have been received by the City, one supporting and one not supporting the exception request.

Staff recommends that the Commission should recommend to the City Council to 1) give an advance commitment in 2009 to expedite approval to the property owner of 465 Palm Avenue to enter into a Mills Act Agreement during the calendar year that a building permit is issued for proposed improvements to the subject property as authorized by HAP 4-06; 2) grant a special exception for the Mills Act Agreement, which would be treated independent of the other Mills Act Agreements waiting to be approved during the fiscal year when the permit issued; and 3) if the rehabilitation and second story addition of the residence preserves and provides for the continued retention of the historic residence, include the alterations approved with HAP 4-06 as part of the Mills Act valuation for the Agreement. Completion of an addition to the residence prior to recordation of the Mills Act and inclusion of the improvements as part of the Mills Act valuation would be consistent with the treatment of the property at 520 B Avenue, which the applicant requested in their Mills Act exception request.

Staff does not recommend that the Mills Act Agreement be approved for 2009 because there are other applications that were submitted prior to the applicant’s submittal whose owners have already incurred improvement expenses.

Jim Marlar, 465 Palm Avenue, gave an overview of the request, and answered questions.

Commissioner St. Denis clarified that the County Assessor's estimate does not include any future additions to the property. If an addition occurs and is included as part of the Mills Act, it would result in further foregone revenues. She also clarified that most cities in California who have Mills Act grant a tax break on the historic part of the house only. The new addition is compatible with the historic house but is not considered historic.

Mr. Marlar agreed. However, he referenced the staff report, which states that the County Assessor will generally defer to the City and its determination of exclusions to a Mills Act Agreement and consistency with the Mills Act.

Commissioner St. Denis said Coronado has many examples of homes where the new addition has not been included in the calculation.

Melinda Marlar, 465 Palm Avenue, gave a brief overview of the request and answered questions. She stated that their situation is unique because they were not aware their home was historic when they purchased it.

#### PUBLIC COMMENT

There were no members of the public wishing to speak at this time.

#### COMMISSION DISCUSSION

Commissioner Ryan stated that if the applicants demolish and rebuild on their property, they are able to build a structure measuring about 2,150 square feet. He estimates about \$6,700 in property tax in addition to the underlying property tax on the land, estimated at about \$1,500. If the applicant is granted the Mills Act, the applicant will receive a tremendous benefit.

Chairperson O'Brien said that the City Council will consider this October whether the full Mills Act should apply to all properties. He agrees with staff's recommendation and noted that the applicant would receive a very significant benefit and the City would retain an historic home in the R-3 zone.

Commissioner St. Denis said that although she understands that both applicants are attorney, she has felt very "bullied" about the entire project. She recognizes that the applicants are distressed about being "bumped" in the reprioritization; however, she referred to the staff report which reads, "If the Mills Act Agreement for 465 Palm Avenue were approved for 2009, the application would be processed ahead of other applications that were submitted earlier to the City. Some of those properties have already undergone significant restoration and rehabilitation improvements. It does not seem fair or reasonable for a property to receive a property tax reduction ahead of other applications that were submitted earlier and have been improved. Those owners have spent the monetary investment to restore the residence and are waiting to receive a tax reduction to help off-set the costs they have already incurred. It does not seem fair to automatically grant a Mills Act Agreement ahead of these properties." Ms. St. Denis said these property owners were also very disappointed to be placed at the end of the queue because someone else had a more

valuable resource. She understands that the applicant own a home in Arizona, that this a second home for the applicants, and that they have the resources to demolish it and build one or two other homes on the lot. She has read the minutes and refers to a previous meeting when former Chairperson MacCartee advised the applicants that the Mills Act Program was being redone and that there could be a long waiting period. At that time, Ms. Marlar responded that she understood. Ms. St. Denis said that other applicants on the waiting list can also threaten to demolish their homes if they are not granted an exception. Ms. St. Denis said that she feels compelled to represent other persons on the list who are also very disappointed and financially strapped because they are paying for improvements already undertaken. She said she is unable to vote in favor of the applicant's request.

Commissioner Jones said it would be a shame if the applicants chose to demolish this home. She calculates that if they do, the new structures would be just as small because of the lot size. She also states that it is difficult to support this request because there are other applicants listed ahead of this home.

Commissioner Crenshaw said that although she understands that the applicants did not know their home was historic because it was not listed on the title, the City Council has reaffirmed the home as historic. She is pleased with staff's recommendations because she feels it is fair to the applicants who have preceded the Marlars on the list.

Ms. Marlar clarified that she was confused with the information given to her by Chairperson MacCartee when she was told about the reprioritization at a previous meeting. She also stated that she was under the impression that if they are granted an exception, it will not affect other applicants on the list. She further stated that their situation is unique in that other applicants have not experienced the same issues.

Mr. Marlar apologized to the Commission if he came across as "bullying" and said he did not intend to offend anyone. He added that if the Commission does not wish to approve their request for an exception, they can accept that.

Chairperson O'Brien clarified that the Commission will first make a motion to approve. If the motion fails, there will be another motion to disapprove the item.

Mr. Marlar stated that if the Commission is voting to approve staff's recommendation, they are not interested in accepting it. He would prefer to table the item or have it denied.

Ms. McCaull responded to the written comments by the applicants to the City in which they state that they have been unfairly treated based upon the new prioritization method. The staff recommendation is intended to give the applicants an advanced commitment for 2009, granting the Mills Act Agreement ahead of others and to be treated independently of others so that it will not impact others who are on the waiting list, but that the Mills Act Agreement not be recorded or approved until the improvements have been undertaken, which is consistent with how other Mills Act Agreement requests have been approved. With regard to whether the addition is included in the Mills Act calculation, the County Assessor has stated that generally the addition

is not included but they will defer to the City. Staff is willing to address that issue in whatever manner the Commission deems fair.

Commissioner Crenshaw asked the applicant if he is agreement with staff's recommendation.

Mr. Marlar said the two exceptions they are asking for include 1) Mills Act on the existing structure included as part of the 2009 request; and 2) any Mills Act relief would also apply to any future remodels so long as the future remodel complies with and is consistent with the Commission's approval. He stated that they would probably be approved faster if they stayed in line at number 17 or 18 than they would under staff's recommendation.

Ms. McCaull asked if the applicant is not planning to undertake the improvements.

Mr. Marlar said this is not true.

Ms. McCaull states that her recommendation expedites the process.

Mr. Marlar replied that maybe he should just withdraw his Mills Act application and proceed with the CEQA requirement. He stated that the R-3 house is not significant to the community.

Commissioner Ryan asked if the City has ever granted a Mills Act to a property and allowed the applicant the ability to remodel the property with the full benefit of the Mills Act.

Ms. McCaull said that remodels have been allowed; however, remodels are different from additions.

Commissioner Ryan asked if there are any precedents.

Ms. McCaull said she has provided the Commission with six or seven examples where additions and restorations have occurred to homes prior to the Mills Act application. The Commission has approved Mills Act applications not specifically excluding the additions. The reason this was done was because the additions were completed many years prior and the location of the addition was not particularly significant.

Commissioner Ryan said there is much work to do as the Commission moves forward with the fiscal cap issue. He would also like to discuss some type of grading system at a future date. He stated he would support a full Mills Act to include the addition if it is architecturally period to this property because the greater good is to save an historic home and not have it replaced with condominiums.

Vice Chair Crenshaw asked if this item can be divided into three separate motions for each of staff's three recommendations.

Commissioner St. Denis said this would be a very interesting way to do it because she does not support all three recommendations. She is not clear that the Commission should only give tax

benefit for the historic structure because they are saving the historic structure by making it livable and preserving it. She can certainly support that even if she does not support the other two recommendations.

### COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL FOR 465 PALM AVENUE (HRPA 8-05) WITH THE RECOMMENDATION THAT THE PROPERTY BE TREATED AS A SPECIAL EXCEPTION TO THE 2009 MILLS ACT PROGRAM TO ALLOW THE RESIDENCE AT 465 PALM AVENUE (PROPOSED TO BE DEMOLISHED) TO BE EXPEDITED IN THE APPROVAL PROCESS; BE TREATED INDEPENDENTLY OF OTHERS ON THE WAITING LIST; AND THE YET-TO-BE COMPLETED ADDITION BE INCLUDED IN THE MILLS ACT VALUATION OF THE PROPERTY.

COMMISSIONER RYAN SECONDED THE MOTION.

Ms. McCaull clarified that the applicants have identified the addition as part of their list of improvements for the Mills Act Agreement so the applicants would need to complete the addition within the 10-year period of time, from the date the application is recorded.

Vice Chair Crenshaw asked when the applicants would begin receiving benefits.

Ms. McCaull stated that the applicants would receive reduced property tax for their existing home in the fall of 2010 and April of 2011.

AYES: Commissioners Crenshaw and Ryan.  
NAYS: Commissioners Jones, O'Brien, and St. Denis.  
ABSENT: None.  
ABSTAIN: None.

The motion failed with a vote of 2-3.

Commissioner St. Denis commented that the Marlars' next door neighbor, Florence Draper, had a wonderful suggestion. Ms. Draper said that she did not feel it was prudent to decide any special exceptions for a Mills Act contract at this time because the process has become muddled over these years. She suggested holding workshops to discuss how to best clarify this important leg of the City's historic preservation ordinance. Ms. St. Denis said she asked Mayor Tanaka if he would consider recommending a moratorium on Mills Act applications until the City holds its workshop and a full City Council is available.

CHAIRPERSON O'BRIEN MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL FOR 465 PALM AVENUE (HRPA 8-05) WITH THE RECOMMENDATION THAT THE PROPERTY BE

TREATED AS A SPECIAL EXCEPTION TO THE 2009 PROGRAM; BE TREATED INDEPENDENTLY OF OTHER ON THE WAITING LIST; AND EXCLUDE ANY FUTURE ADDITIONS TO THE RESIDENCE FROM THE INCLUSION IN THE MILLS ACT VALUATION FOR THE PROPERTY.

COMMISSIONER JONES SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Jones, O'Brien, and Ryan.  
NAYS: Commissioner St. Denis.  
ABSENT: None.  
ABSTAIN: None.

The motion passed with a vote of 4-1.

### **MISCELLANEOUS**

#### **HRPA 8-08 City of Coronado: Discussion regarding changes to the Mills Act Program and future Mills Act Workshops.**

Ms. McCaull introduced the staff report as outlined in the agenda.

The Commission then began preliminary discussions regarding the upcoming Mills Act workshops which will focus on 1) eligibility requirements, e.g. what properties are eligible to apply; 2) process, e.g. how properties are treated/evaluated on the waiting list; 3) funding levels, e.g. how the fiscal cap should be handled annually; and 4) alterations, e.g. extent of alterations allowed for Mills Act properties.

The Commission then suggested that subcommittees be formed to develop preliminary recommendations regarding the items to be discussed at the workshops.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:23 p.m.

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Rachel A. Hurst  
Director of Community Development, Redevelopment  
& Housing Services