



**SPECIAL AND REGULAR MEETING MINUTES**

**Date:** 4/17/2018  
**Time:** 6:30 p.m.  
**City Council Chambers**  
**701 Laurel St., Menlo Park, CA 94025**

**6:30 p.m. Closed Session (City Hall - “Downtown” Conference Room, 1st Floor)**

Mayor Ohtaki called the closed session to order at 6:30 p.m.

**Present:** Carlton, Ohtaki, Mueller  
**Excused:** Cline, Keith (at Rail Subcommittee meeting)

There were no comments from the public.

- CL1.** Closed session conference with legal counsel on anticipated litigation pursuant to Government Code §54956.9(d)(2) – one case

Attendees: City Manager Alex McIntyre, Community Development Director Arlinda Heineck, Community Development Director Mark Muenzer, Outside Counsel Barbara Kautz

**7 p.m. Regular Session (City Council Chambers)**

- A.** Mayor Ohtaki called the meeting to order at 7:12 p.m.

- B. Roll Call**

**Present:** Carlton, Cline, Ohtaki, Mueller, Keith  
**Staff:** City Manager Alex McIntyre, City Attorney Bill McClure, City Clerk Judi A. Herren, Deputy City Clerk Jelena Harada

- C. Pledge of Allegiance**

Mayor Ohtaki led the Pledge of Allegiance.

- D. Report from Closed Session**

There were no reports from closed session.

- E. Presentations and Proclamations**

There were no presentations or proclamations.

- F. Study Session**

- F1.** Provide direction on the next steps for the Water System Master Plan Capital Improvement Plan funding strategy and staffing recommendations (Staff Report #18-080-CC) (Attachment)

City Engineer Azalea Mitch introduced the item and made a presentation.

After the discussion, City Council directed staff to utilize the loan options from Safe Drinking Water State Revolving Fund (DWSRF) and Proposition 1 for funding. City Council requested the report to be shared with the Finance and Audit Committee. Clarification was provided that costs associated with staffing is funded from the water-operating budget, not the general fund. Finally, City Council requested that staff communicates, to the public, strategies and phasing.

## **G. Public Comment**

- Anne Craib thanked City Council and staff for the opportunity to serve on the Finance and Audit Committee and requested more communication with members on term limits and expirations.
- Chris DeCardy thanked City Council for the opportunity to serve on the Environmental Quality Commission. DeCardy spoke about the need for updating the heritage tree policy and consideration for climate change.
- Ann Eisenberg invited the City Council and members of the public to the Meals on Wheels event May 1, 2018.
- Steven Van Pelt spoke on options for the high-speed rail costs.
- Katie Behroozi invited the City Council to Parents for Safe Routes event April 21, 2018.
- Greg Conlon commented on the Ravenswood intersection and urged City Council to research the high-speed rail proposed costs.

## **H. Commissioner Reports**

There were no reports.

## **I. Consent Calendar**

11. Second reading and adoption of Ordinance No. 1045 amending Chapters 16.96, below market rate program, and 16.97, state density bonus, of Menlo Park Municipal Code and adoption of Resolution No. 6432 updating the city's below market rate program guidelines (Staff Report #18-081-CC)
12. Adopt Resolution No. 6431 accepting dedication of a public access easement for the 1275 El Camino Real project (Staff Report #18-074-CC)

**ACTION:** Motion and second (Cline/Carlton) to approve the consent calendar, passed unanimously.

## **J. Public Hearing**

- J1. Receive input on the final five-district map and election sequencing and introduction and first reading of an ordinance amending Municipal Code Chapter 2.04, City Council, of Title 2, Administration and Personnel, to establish a district-based electoral system and to adopt a map describing the boundaries of each district (Staff Report #18-076-CC) (Attachment)

Assistant City Attorney Cara Silver introduced the item and made a presentation.

Mayor Ohtaki opened the public hearing.

Public Comment:

- Pamela Jones spoke in support of districting and recommend a “best practices” be put in place.
- Greg Conlon commented that the population of the districting was not balanced.
- Betsey Nash requested the election include a representative from district three.

Mayor Ohtaki closed the public hearing by acclamation.

The City Council clarified the balance of the districting maps and Assistant City Attorney Silver explained the legal boundaries of the maps creation.

**ACTION:** Motion and second (Cline/Ohtaki) to approve received input on final five-district map and election sequencing; introduce and conduct a first reading of Ordinance No. 1044 amending Chapter 2.04, City Council, of Title 2, administration and personnel, to establish a district based electoral system and to adopt a map describing the boundaries of each district; and make a finding that adoption of the Ordinance No. 1044 is exempt from the California Environmental Quality Act, passes unanimously.

- J2. Amendment to the City’s Comprehensive Master Fee Schedule for Community Development, Community Services, Library, Police and Public Works (This public hearing item will be open for public comment, but continued to the April 24, 2018, City Council meeting.)

Mayor Ohtaki opened the public hearing.

No public comment.

**ACTION:** Motion and second (Cline/Carlton) to continue the public hearing to April 24, 2018, City Council meeting, passes unanimously.

## **K. Regular Business**

Mayor Ohtaki reordered the regular session items K3, K1 and K2.

At 10:50 p.m., Mayor Ohtaki announced item K2 would be continued to April 24, 2018, City Council meeting.

- K1. Adopt a resolution No. 6430 extending the Bicycle Commission and Transportation Commission pilot merger to form a Complete Streets Commission (Staff Report #18-075-CC) (Attachment)

Assistant Public Works Director Nicole Nagaya introduced the item and made a presentation.

**ACTION:** Motion and second (Keith/Carlton) to adopt a Resolution No. 6430 extending the Bicycle Commission and Transportation Commission pilot merger to form a Complete Streets Commission, passes 3-2-0 (Mueller/Cline Noes).

- K2. Receive an update on the Transportation Master Plan and provide direction on regional infrastructure priorities (Staff Report #18-084-CC)

- K3. Complete the biennial review of the El Camino Real/Downtown Specific Plan and provide direction (Staff Report #18-079-CC) (Attachment)

City Attorney Bill McClure recused himself from hearing the item due to proximity of his property to the project location.

Outside Counsel Barbara Kautz introduced the item and made a presentation.

Community Development Director Mark Muenzer confirmed that the item will be brought before the Planning Commission and include a summary of City Council direction. Muenzer also commented that staff would incorporate other city commissions and then return to the City Council with a tentative work plan.

#### **L. Informational Items**

- L1. Update on 241 El Camino Real (The Oasis) and 201-211 El Camino Real/610 Cambridge Ave (Staff Report #18-073-CC)
- L2. Participation in the 2018 San Mateo County Gun Buyback Program (Staff Report #18-082-CC)
- L3. Update on employee engagement and organizational development project (Staff Report #18-072-CC)
- L4. Biannual review of data captured by Automated License Plate Readers (ALPR) for the period beginning October 2, 2017 through April 2, 2018, and request to transition to annual reports (Staff Report #18-078-CC)
- L5. Biannual review of Taser program for the period beginning October 2, 2017 and ending April 2, 2018, and transition to annual reports (Staff Report #18-077-CC)

#### **M. City Manager's Report**

There was no city manager's report.

#### **N. Councilmember Reports**

There were no councilmember reports.

#### **O. Adjournment**

Mayor Ohtaki adjourned the meeting at 11:09 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of May 8, 2018.



**MENLO PARK MUNICIPAL WATER**  
**WATER SYSTEM MASTER PLAN –**  
**CAPITAL IMPROVEMENT RECOMMENDATIONS**

The background of the slide is a wide landscape photograph. It shows a river or stream flowing through a green, hilly area. The sky is filled with large, white and grey clouds, suggesting a bright but slightly overcast day. The water in the foreground is a deep blue, reflecting the sky. The overall scene is natural and scenic.

# OUTLINE

- Background of water system
- Objectives and scope of work for Water System Master Plan
- City Council updates and previous feedback
- Findings and recommendations
- Capital Improvement Plan financing options
- Next steps and feedback

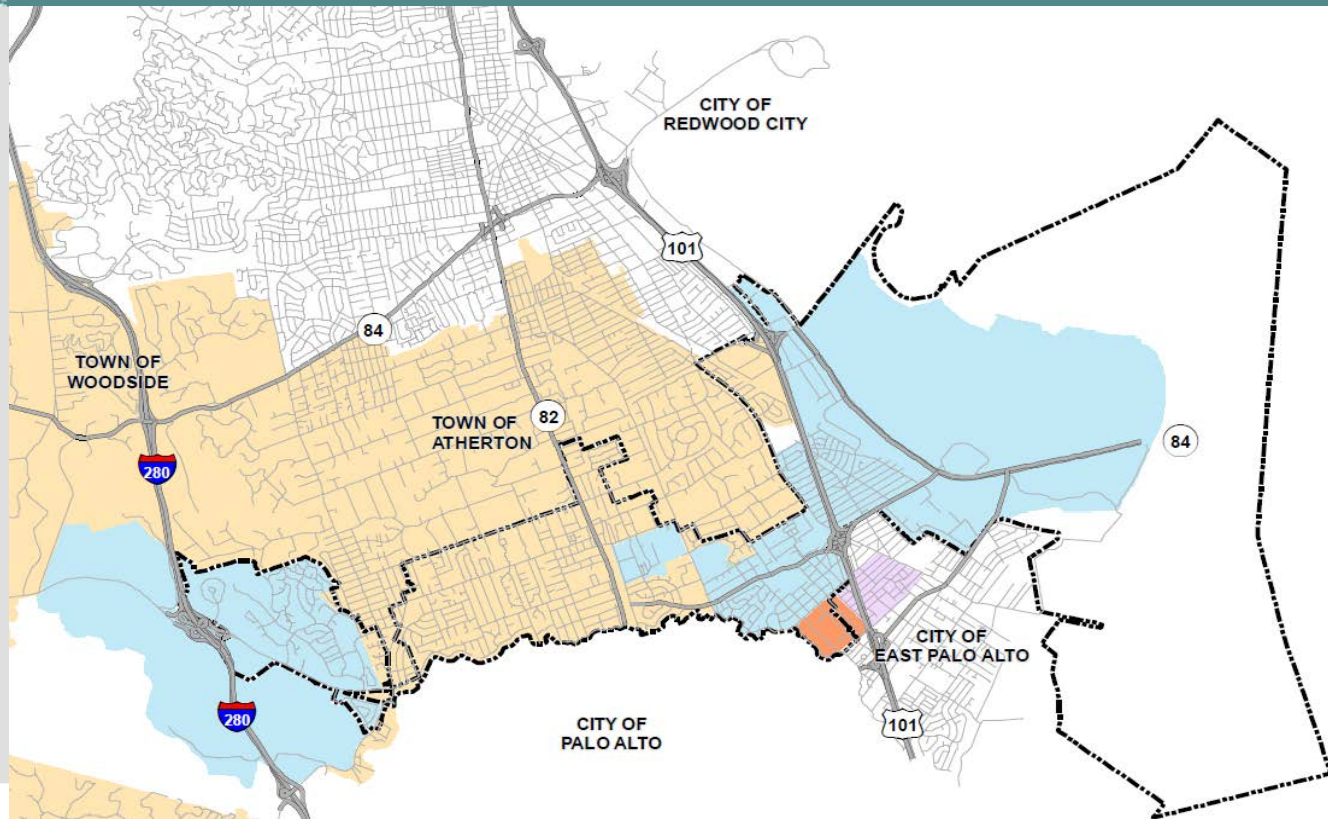




# MPMW TODAY 66 YEARS OF SERVICE



- 16,000 customers
- 4,200 connections
- 55 miles of pipe
- \$13M annual budget



- 2.8 million gallons per day
- San Francisco Public Utilities Commission (SFPUC)







# WATER SYSTEM MASTER PLAN SCOPE OF WORK



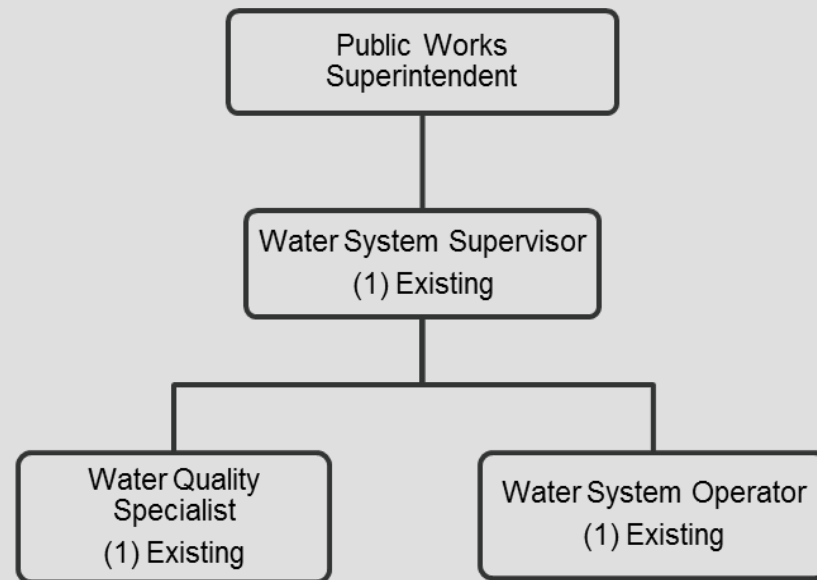
- Objectives
  - Assess existing and future water demands
  - Identify water system deficiencies and improvement needs
- Scope of work
  - Inventory and mapping of the water assets
  - Operation and maintenance evaluation and staffing level assessment
  - Recycled water feasibility study
  - System evaluation
    - Hydraulic model
    - Water quality
    - Pipe condition and seismic vulnerability assessment
    - Failure analysis
  - Development of 25 year capital improvement recommendations



# CITY COUNCIL UPDATES AND FEEDBACK



- Recycled water and water reuse alternatives analysis
- Operational and maintenance review
- Staffing level assessment findings
  - Inadequate staffing, recommendation for 4 additional water operators
    - Phase 1 - Addition of two new water staff at the beginning of 2018
    - Phase 2 - Future in FY2018-19



**+ 2 in 2018**



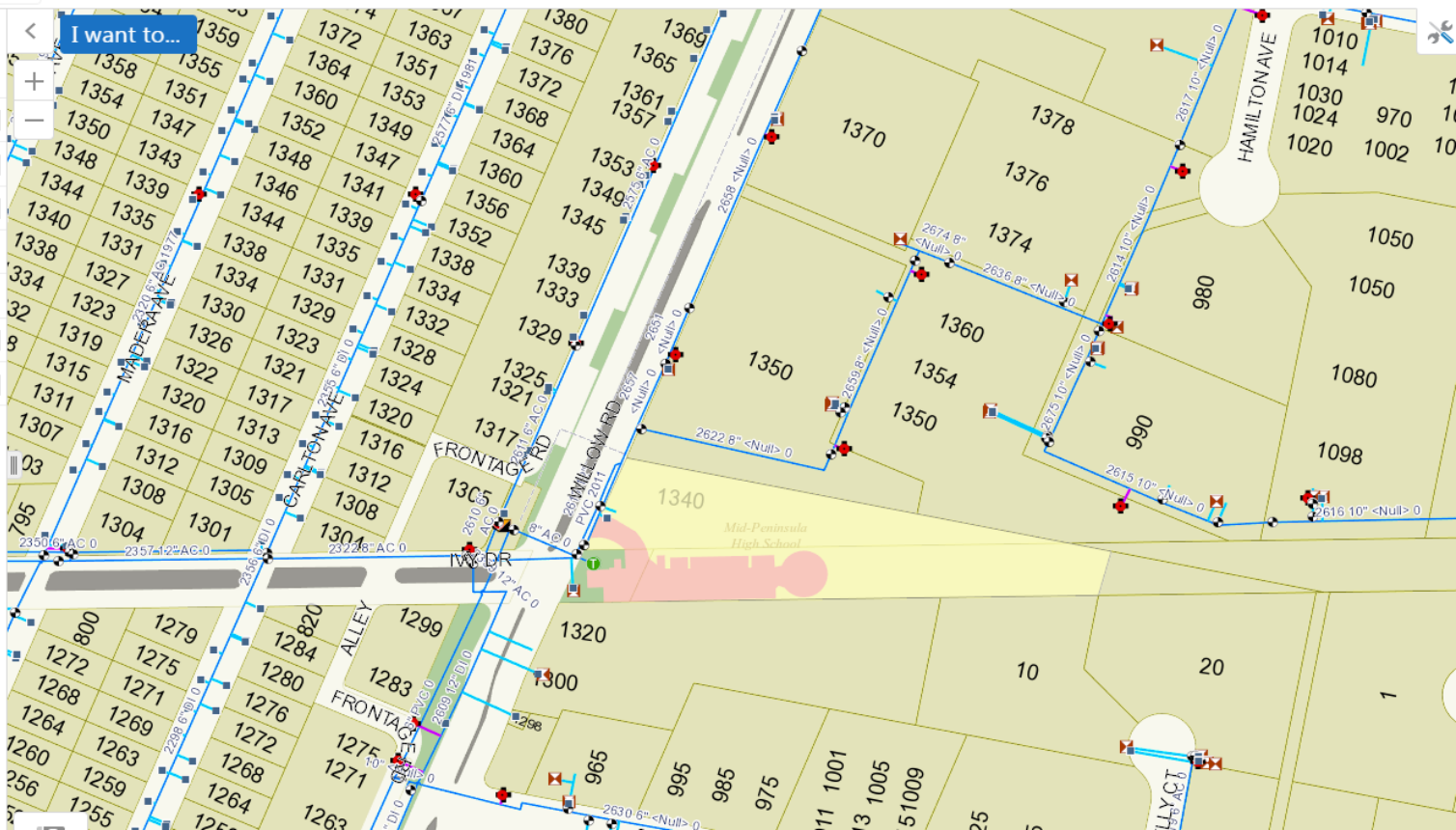
Tools

- Zoom In
- Pan
- Initial View
- Identify
- Print
- Export

Basic Tools

Layers

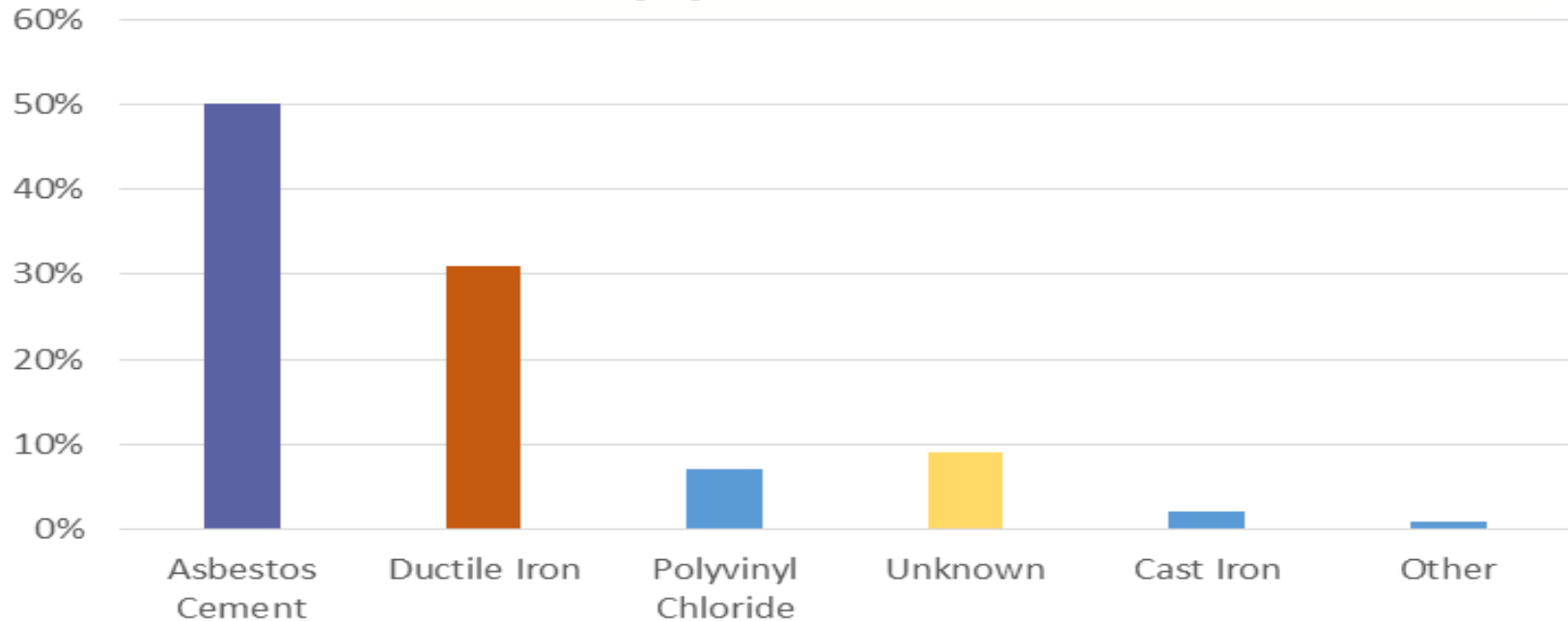
- Map Grid
- Water Utilities (New System)
- Water Utilities (Old System)
- Pressure Zones
- Base Feature Layers
- Base Layers
- Aerial (2014)
- City Boundaries



# WATER SYSTEM PIPE AGE AND MATERIAL



**57% of pipes built between 1960-1980**





# OPERATION AND MAINTENANCE



- Aging water system
- 50% Asbestos cement piping
  - Prone to failure
- Pipe failures / emergencies
  - Typical 24 failures per year





# OPERATION AND MAINTENANCE



- System is “live”
- Emergencies/breaks
- On-call
  - 3 operators, 1 week each
  - Weekends, weekdays, nights, 24/7
  - Operator must be nearby
  - Fit and ready

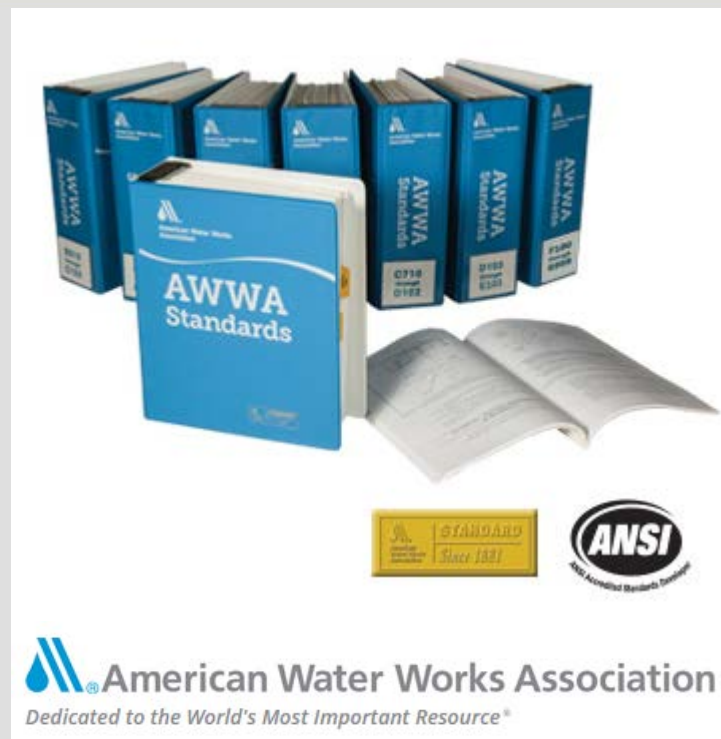




# OPERATION AND MAINTENANCE EVALUATION



- Reactive maintenance
  - Fix it when it breaks
  - Reliance on on-call
  - Unable to follow AWWA guidelines and implement preventive maintenance programs
  - **Inefficient and costly**
- Preventive maintenance
  - Regular inspection and exercise of equipment to lessen likelihood of failure
  - **American Water Works Association**
    - Best management practices
  - Cost effective



Utility	Location	Population Served	No. of Water Connections	Water Staff	No. of Connections per Staff
MPMW	Menlo Park, CA	16,100	4,202	3	1,401
<b>Neighboring BAWSCA Agencies – Similar Size</b>					
East Palo Alto	East Palo Alto, CA	38,000	3,752	5	750
Hillsborough	Hillsborough, CA	11,260	3,887	-	431
<b>Other Agencies - Similar Size</b>					
Carpinteria Valley Water District	Carpinteria, CA	16,050	4,299	-	716
Lomita	Lomita, CA	20,300	4,176	6	696
Nipomo Community Services District	Nipomo, CA	12,512	4,284	5	857
Trabuco Canyon Water District	Trabuco Canyon, CA	14,900	3,962	7	566
<b>Neighboring BAWSCA Agencies – Not of Similar Size</b>					
Redwood City	Redwood City, CA	87,059	22,997	22	1,045
Mountain View	Mountain View, CA	76,413	11,111	1	850
Palo Alto	Palo Alto, CA	66,152	11,111	1	945
San Bruno	San Bruno, CA	43,798	11,111	1	680
Burlingame	Burlingame, CA	30,282	9,137	15	609
Millbrae	Millbrae, CA	21,532	6,555	7	936
Mid-Peninsula Water District	Belmont, CA	26,730	7,974	13	613

**Lower ratios**

**Staffing problem**





# STAFF AUGMENTATION



- Staffing assessment - recommendation for 4 additional water staff
- Phase 2 - continued alignment
  - 1 additional water operator
  - 1 administrative position: regulatory compliance, coordination with developers, billing

Utility	Location	Population Served	No. of Water Connections	Water Staff	No. of Connections per Staff
MPMW	Menlo Park, CA	16,100	4,202	3	1,401
				5	840
				6	700

**← Phase 1**  
**← Phase 2**

**+ 1 Administrative**



# WATER SYSTEM EVALUATION



Domestic and  
Fire Demand

Water Quality

Capacity

Pipe Age and Condition

Material

Seismic  
Vulnerability

Corrosion

Operating  
Conditions /  
Stress



**System Deficiencies**

**RECOMMENDATIONS**

**Failure Analysis**

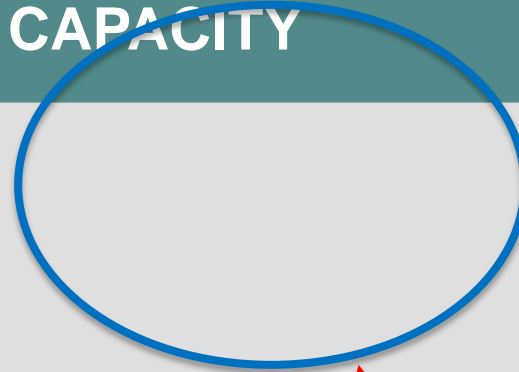


# FIRE FLOW CAPACITY

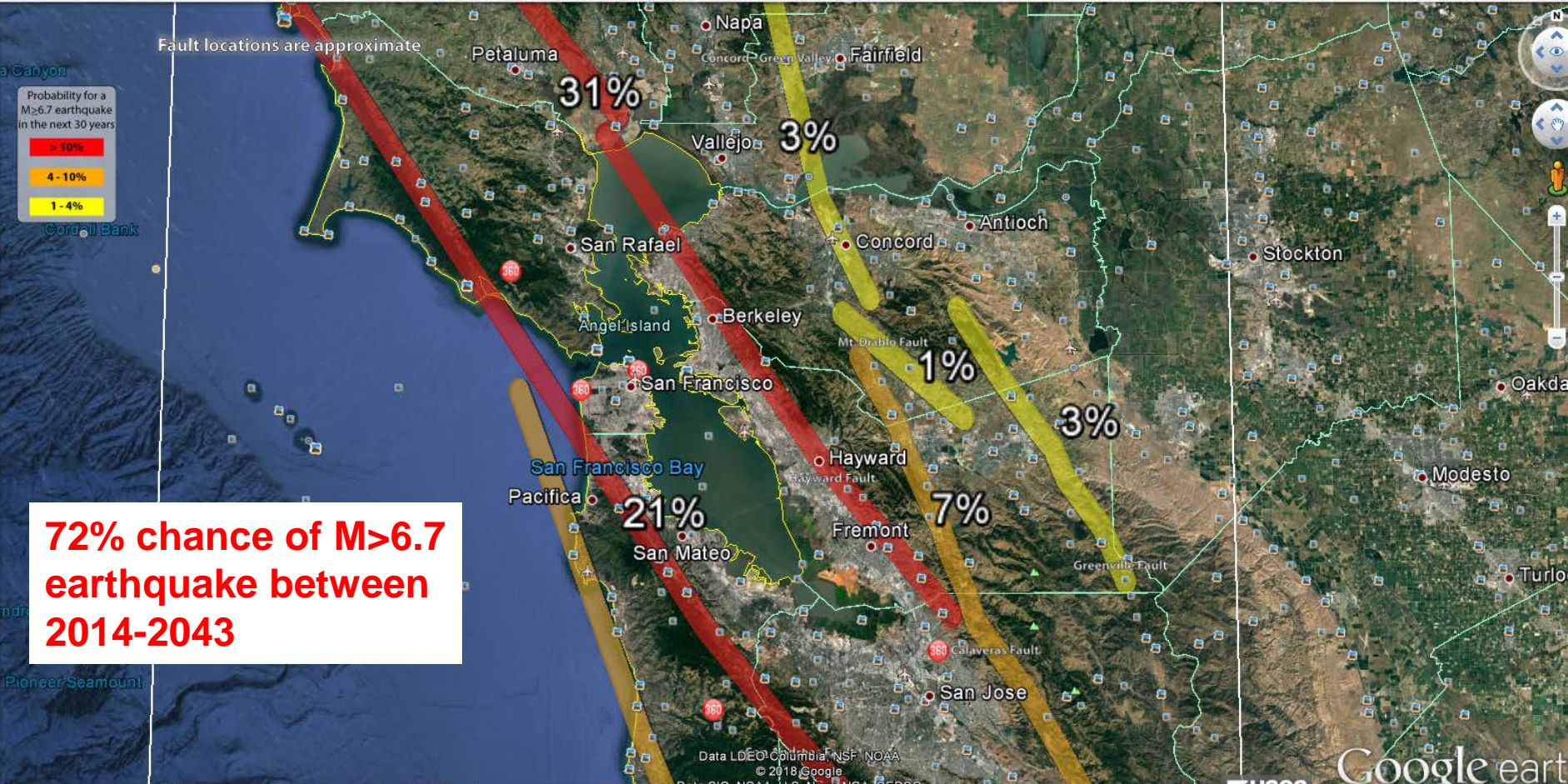


# FIRE FLOW CAPACITY

- Water demand
- Life sciences / Facebook



**Recommendation:  
increase pipe sizes,  
modify system  
configuration**



**72% chance of  $M > 6.7$  earthquake between 2014-2043**



# RISK ASSESSMENT



**More than half of the water piping network has a medium to high risk of failure.**

**Recommendation: Increase pipe replacement spending from \$600K to \$1.8M a year**



# SEISMIC VULNERABILITY ASSESSMENT

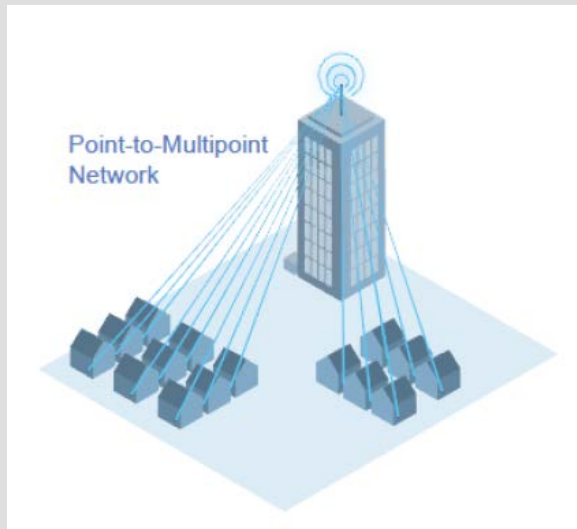


**NOTICE**  
**LIMITED ACCESS AREA**  
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**Recommendation: Conduct a seismic evaluation and replace roof on Reservoir No. 2**

# WATER EFFICIENCY GAINS

- 4,200 water accounts – manually read
- **RECOMMENDATION:** Advanced metering infrastructure to reduce water loss, improve billing and customer service





# CAPITAL IMPROVEMENT RECOMMENDATIONS



- 25 Year Capital Improvement Plan

Improvement Type	Priority			
	Very High	High	Medium	Total
Capacity	\$0.00	\$4.49	\$18.49	<b>\$22.98</b>
Reliability	\$10.80	\$7.83	\$0.25	<b>\$18.88</b>
Rehabilitation and Replacement	\$42.15	\$0.00	\$0.00	<b>\$42.15</b>
Other	\$0.26	\$4.52	\$1.52	<b>\$6.30</b>
<b>Total</b>	<b>\$53.21</b>	<b>\$16.84</b>	<b>\$20.26</b>	<b>\$90.31</b>

<sup>(a)</sup> Capital costs are presented in millions.





# CAPITAL IMPROVEMENT NEEDS NEXT 5 YEARS



## ■ Priority projects

- Pipeline replacement program
  - Proposed \$1.8 million/year
- Emergency interconnections with Palo Alto and Cal Water
- Second emergency well
- Water quality improvements
- Reservoir No. 2 roof
- Fire capacity improvements in Life Sciences District
- Asset management
- Advanced metering infrastructure

→ \$29 million total



....WE ARE NOT ALONE

**90% OF AMERICANS**

receive their drinking water from a

**PUBLIC DRINKING WATER SYSTEM**

**\$1 Trillion**

**IN INVESTMENT IS NEEDED**

to maintain and expand service to meet demands over the next

**25 years**

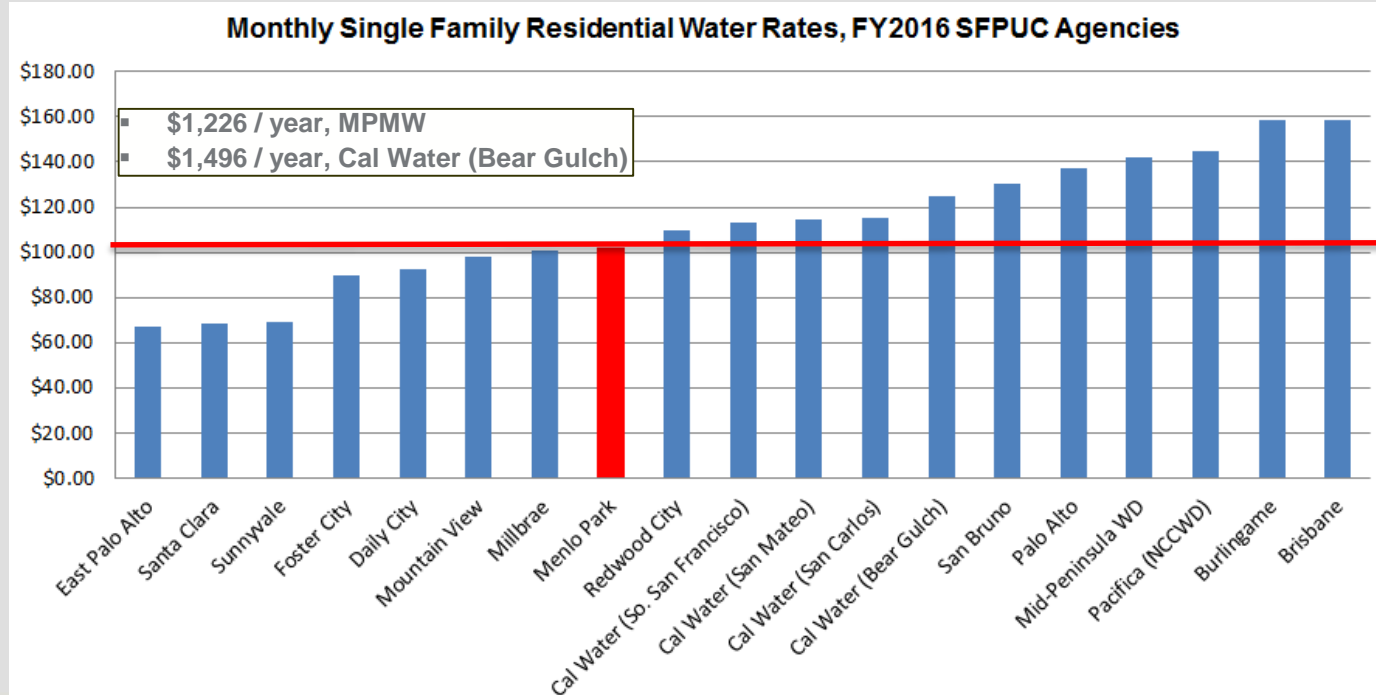




# MPMW WATER RATES



- **CURRENT:** Pay-as-you-go model, water rates fund capital improvement needs





# MPMW WATER RATES



- Current water rates
  - Relatively low and inadequate
  - Current rates include a 5 year CIP budget of \$6.9 million
  - Proposed 5 year CIP budget → \$29 million
  - CIP would have a high impact on water rates, not feasible

**→ NEED FOR FINANCING STRATEGY**

# HOW TO FINANCE?

- Continued service to Menlo Park residents
- **PROPOSED:** Financing options
  - Water revenue bonds
  - Safe Drinking Water State Revolving Fund and Proposition 1 – loans and grants
    - 20 year financing at 1.7% interest
  - Proposition 68, the Parks, Environment and Water Bond
    - If passed, \$1.19 billion in grants would be available for water projects
  - Financing district: Life Sciences





## NEXT STEPS AND FEEDBACK

- Staff augmentation
  - Phase 2 → 1 new water operator and 1 administrative position in FY 2018-19
  - → 700 connections / water operator
  - Preventive maintenance program, AWWA
- Financing strategy
  - Evaluation of financing models
  - Implementation of the Capital Improvement Program
- Continue to provide customers with a reliable source of water





**THANK YOU**



# **DISTRICT ELECTIONS ORDINANCE: FIRST READING**





## BACKGROUND

**October 4:** City Council adopted Resolution of Intent to transition to district elections

**December 12:** City Council adopted Resolution establishing Advisory Districting Committee

**January 19:** Advisory Districting Committee formed

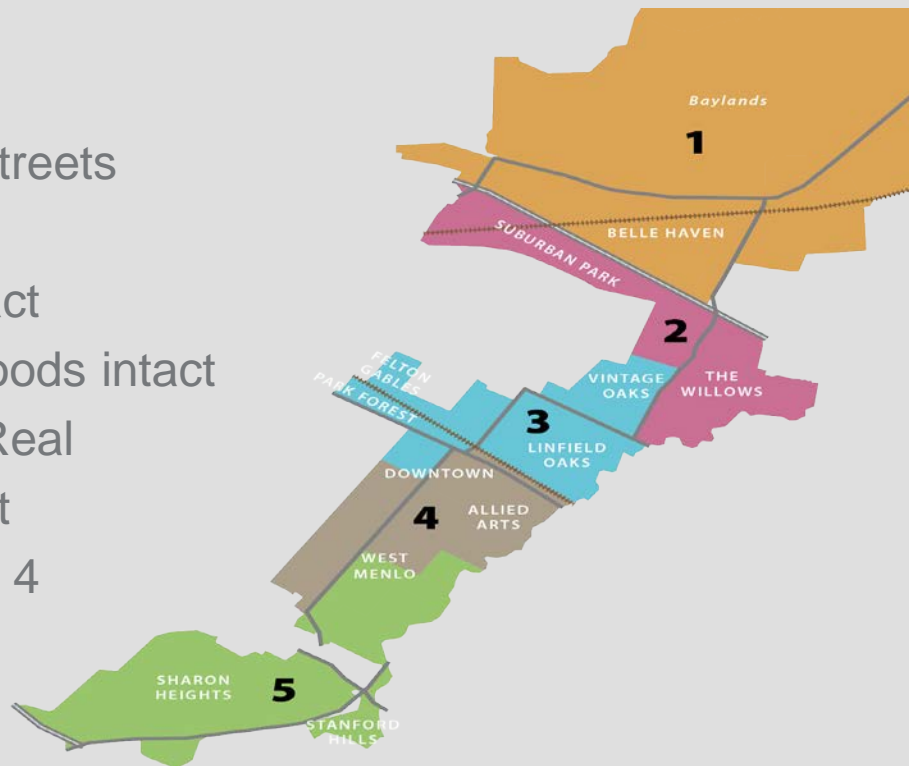
**January – February:** Advisory Districting Committee meetings

**February 22:** Advisory Districting Committee recommendation

**March 21:** City Council selected map recommended by Advisory Districting Committee

## DISTRICT MAP SELECTION

- Equal population
- Divisions along major streets
- Compact
- Keeps Belle Haven intact
- Keeps most neighborhoods intact
- Downtown/El Camino Real commercial area is split between districts 3 and 4



## SEQUENCING

**2018 Election:** 3 districts, 4 year terms

D1 (Vacant)

D2 (Keith)

D4 (Cline and Ohtaki)

**2020 Election:** 2 districts, 4 year terms

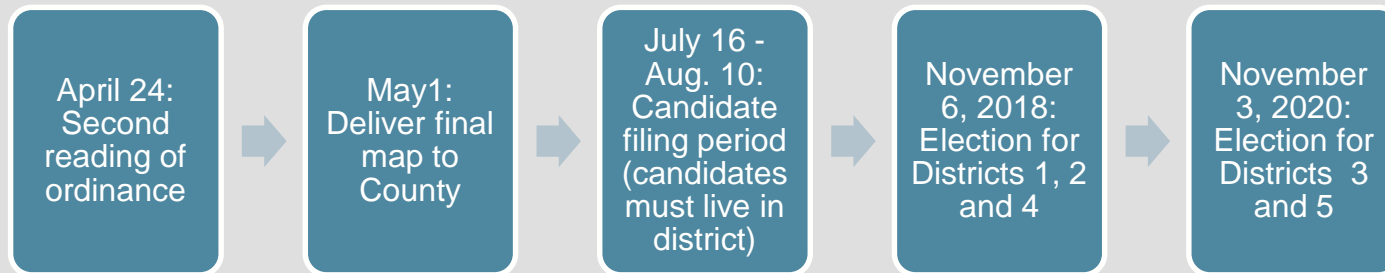
D3 (Vacant)

D5 (Carlton and Mueller)

## SUMMARY OF ORDINANCE

- Establishes a “by district” election process in Menlo Park
- Designates the five districts and incorporates the map recommended by Advisory Districting Committee
- Codifies the interim and permanent election sequence
- Per State law, provides that incumbents stay in office as an “at large” councilmember until end of their term
- Implemented in furtherance of the California Voting Rights Act
- If a councilmember moves from a district the seat becomes vacant, unless the councilmember establishes a substitute residence within the district within 30 days.

# TRANSITION PROCESS



## CITY COUNCIL ACTION

- Receive public input
- Introduce ordinance implementing “by district” elections
- Make exemption finding under California Environmental Quality Act



# COMPLETE STREETS COMMISSION

Extend one-year pilot program



# COMPLETE STREETS COMMISSION RESPONSIBILITIES

- Coordination of motor vehicle, bicycle, transit and pedestrian transportation facilities
- Advising City Council to encourage pedestrian and bicycle safety and accessibility supporting the General Plan
- Coordination on providing a citywide safe routes to school plan
- Coordination with regional transportation systems



## BACKGROUND

- February 28, 2017: City Council adopted resolution to form Complete Streets Commission as a one-year pilot
- May 2017: first meeting
- October 2017: Complete Streets Commissioners feedback solicited
- March 2018: Complete Streets commissioner feedback solicited
- March 27, 2018: Commission quarterly report to City Council
  
- Started with 10 commissioners; currently 9
- 4 eligible for reappointment in April 2018
- New applicants to be appointed only if fewer than 7 seats filled

## BENEFITS OF COMMISSION

- Platform to discuss items that require balancing issues, trade-offs
- Consolidated resource for residents, reduced meeting fatigue
- Meets regional planning and funding goals for complete streets
- Staff resources necessary
- Consistency with other cities' approach



## COMPARISON TO OTHER CITIES



City	Body	Advises	Frequency
Atherton	Transportation Bicycle and Pedestrian	City Council	Every other month Every other month
Belmont	None		
Burlingame	Traffic, Safety and Parking	City Council	Monthly
Los Altos	Complete Streets	City Council	Monthly
Mountain View	Bicycle/Pedestrian Advisory	City Council	9 times/year
Palo Alto	Planning and Transportation Pedestrian and Bicycle	City Council Staff	Twice per month Monthly
Redwood City	Complete Streets Advisory	Staff	Quarterly
San Carlos	Transportation and Circulation	City Council	Monthly
San Mateo	Public Works	City Council	Monthly

## COMMISSION FEEDBACK AND CONCERNS

- Lack of new or completed projects especially the Safe Routes to School program and Willows neighborhood study
- Desire for advocacy body that focuses on bicycle and pedestrian issues
- Longer meetings due to more commissioners

## RESPONDING TO FEEDBACK

Commission	Average Length of Meetings
Bicycle Commission <sup>1</sup>	2:15
Transportation Commission <sup>1</sup>	2:20
Complete Streets Commission <sup>2</sup>	2:40
Change in meeting length	+20-25 min

1 Based on recordings of meetings held 5/2016-4/2017.

2 Based on recordings of meetings held 5/2017-3/2018.

## RESPONDING TO FEEDBACK

### Items that appeared on both Commissions agendas

Bicycle and Transportation Commission <sup>1</sup>	19
--	----

<sup>1</sup> Based on recordings of meetings held 5/2016-4/2017.

## OPTIONS

1. Revert to separate Bicycle and Transportation Commissions
2. Extend pilot merger through end of 2018
3. Make permanent the merger of Bicycle and Transportation Commissions to form Complete Streets Commission

## OPTIONS

### 1. Revert to 2 Bicycle and Transportation Commissions

Impacts to ongoing projects will occur, especially Safe Routes to School program and establishing Transportation Management Association

### 2. Extend pilot merger through end of 2018

Allows staff to attempt to address Commission feedback while minimizing immediate impacts to projects and ongoing work efforts

### 3. Make permanent the merger of Bicycle and Transportation Commissions to form Complete Streets Commission

Premature since will not address Commissioners concerns



## STAFF RECOMMENDATION

- City Council adopt a resolution to extend pilot merger through end of 2018



**THANK YOU**



# EL CAMINO REAL / DOWNTOWN SPECIFIC PLAN BIENNIAL REVIEW

April 17, 2018

## REVIEW

- Initial review (2013)
- Second review (2015)
- Staff recommendations on short-term goals from the 2015 review
- City Council direction
  - Long-term goals and further direction from December 2017 discussion



## DECEMBER 2017 CITY COUNCIL MEETING

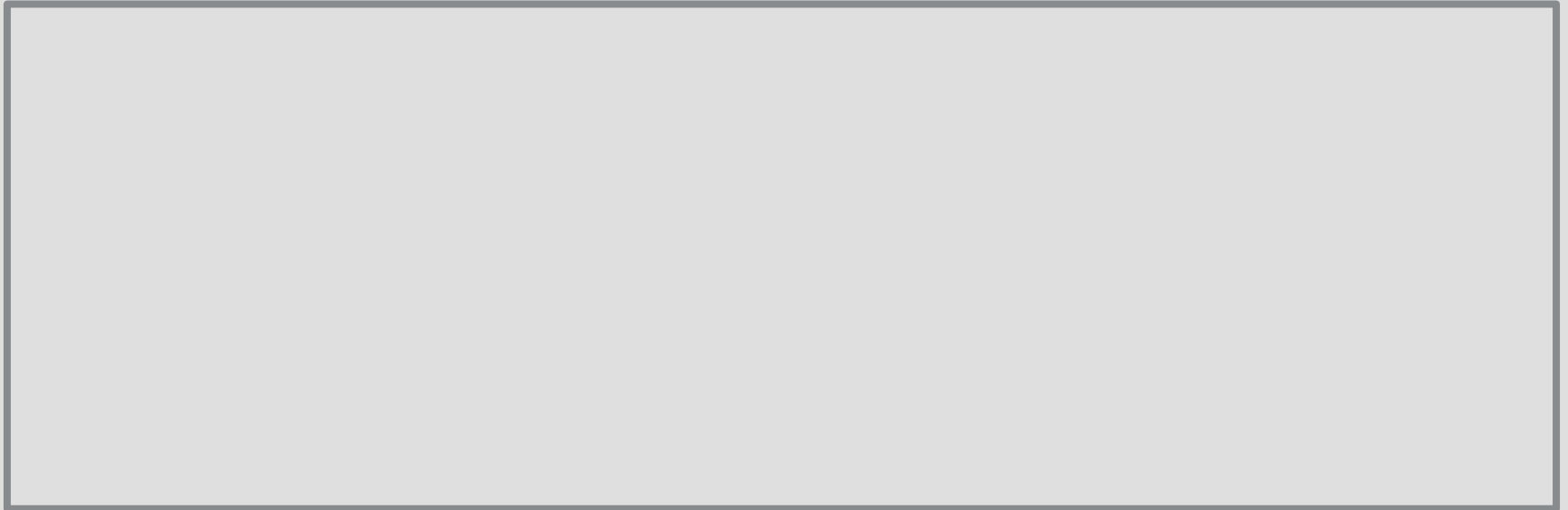
- Feedback included possible Specific Plan amendments
  1. Entertainment use: combine with potential parking structure?
  2. Specific Plan area heights (Santa Cruz Avenue/El Camino Real floor area ratio)
  3. Parking: potential parking structure(s)
  4. Housing: increasing number of residential units near transit

## DEVELOPMENT SUMMARY

Development totals as of April 2018	Net new residential units	Net new nonresidential sq.ft.
Total entitlements approved	485	370,121
Percentage of Specific Plan maximum allowable development	71%	78%
Total entitlements proposed	12	67,522
Total entitlements approved and proposed	497	437,643
Percentage of Specific Plan maximum allowable development	73%	92%
Specific Plan maximum allowable development	680	474,000



# APRIL 2018 PROJECT AREA MAP



## COMPLETED CONSTRUCTION

- 555 Glenwood Ave. (Marriott Residence Inn)
- 727 El Camino Real (Hotel Lucent)
- 889 Santa Cruz Ave. (commercial development)





## CONSTRUCTION IN PROGRESS

- Station 1300 (mixed-use)
- 612 College Ave. (4 new res. units)
- 1295 El Camino Real (mixed-use)
- 1020 Alma St. (office)
- 1400 El Camino Real (61-rm hotel)
- 1149 Chestnut St. (renovation of existing commercial space)
- 650 Live Oak Ave. (mixed-use)
- 133 Encinal Ave. (townhomes)



# DISCRETIONARY APPROVAL



- Middle Plaza/500 El Camino Real (mixed-use)
- 1275 El Camino Real (mixed-use)
- 1540 El Camino Real (mixed-use)





## PENDING DISCRETIONARY APPROVAL



- 840 Menlo Ave. (new mixed-use office and residential)
- 706 Santa Cruz Ave. (new mixed-use retail, office and residential)
- 115 El Camino Real (new mixed-use commercial and residential)
- 1704 El Camino Real (proposed Hampton Inn)
- 949 El Camino Real (Guild Theatre renovation and expansion to live entertainment venue)
- 1125 Merrill St. (new mixed-use office and residential)
- 506 Santa Cruz Ave. (new mixed-use, office and residential)
- 556 Santa Cruz Ave. (new mixed-use, office and residential)



# STAFF RECOMMENDED SHORT-TERM CHANGES



1. Rear setbacks
2. Maximum setbacks
3. Sidewalks
4. Affordable housing overlay
5. Hotel incentives (public benefit bonus FAR)
6. Electric vehicle charging stations
7. Hotel parking rate
8. Personal improvement services parking rate
9. Station area parking rate changes (including sphere of influence)
10. Maximum sign area for larger parcels

## CITY COUNCIL DIRECTION NEEDED

- **Priorities**
  - Increase residential and/or commercial caps?
  - If Guild Theatre project is approved, is an other entertainment use a priority or is the addition of a parking structure, without other uses, a priority?
  - Modify height limits?
- **Long-term goals**
  - Hotel incentives (general)
  - Infrastructure project list, outreach
  - Encourage housing (especially affordable housing)
  - Parking in lieu fees, parking reduction
  - Preserve small businesses and retail uses



## NEXT STEPS



1. City Council review/direction on changes (tonight)
2. Scope of work presented at future Planning Commission and City Council meetings
3. Staff analysis of proposed changes, including Plan document changes and environmental review, likely to be in the form of an Environmental Impact Report (EIR)
4. Changes presented to Planning Commission for review/recommendation
5. City Council review/action
6. Final revisions incorporated into the Specific Plan document

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- **Priorities**
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**THANK YOU**