

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

FROM: Anne McIntosh, Director of Community Development

THROUGH: Laurie B. Jester, Planning Manager

BY: Ernest Area, Urban Forester

DATE: January 23, 2019

SUBJECT: Zoning Code Amendment to the Tree Preservation Regulations (Section 10.52.120 of the Zoning Code) and Related Code Sections.

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the **PUBLIC HEARING, DISCUSS**, and **ADOPT DRAFT RESOLUTION PC 19- XX** recommending to the City Council revisions to the Zoning Code related to the Tree Preservation Ordinance.

BACKGROUND

The City's Tree Preservation Ordinance was originally adopted in 1993 and at that time, the Ordinance applied only to the Tree Section. The Ordinance protects most private property trees with a 12" or greater trunk diameter located in the front yard. At that time the Ordinance was implemented more as a "removal and replacement" regulation rather than a "preservation" regulation.

In 2003, the Ordinance was expanded to apply to all of the residential zones in Area Districts I and II; the Beach Area is not covered by the Tree Ordinance. With the expansion of the Tree Ordinance, planning staff began implementing the regulation as a "preservation" regulation, not a "removal and replacement" regulation as previously implemented. At a joint City Council and Planning Commission meeting the City Council confirmed that the Ordinance was intended to preserve trees, and that Staff should continue to enforce the Ordinance accordingly, and the Goals and Policies of the newly adopted General Plan supported these preservation of trees.

In July 2005, the City Council adopted the 2005-2007 Work Plan which included a status report on the Tree Preservation regulations, and the Council provided direction on revisions to the regulations. In March 2006 the City Council adopted Ordinance No. 2082 amending the Tree Preservation regulations to protect streetside trees on corner lots, require new trees on lots that have no trees, increase the size of replacement trees, and require tree pruning standards. Additionally, new fees and fines for violations of the Tree Ordinance were adopted with the fines going to the newly established Tree Canopy Restoration Fund. City Council also directed staff to work with a group of interested residents to form a Tree Committee to focus on educating the public on the Tree Preservation Ordinance and to promote the protection and enhancement of the Manhattan Beach tree canopy. In September and December 2007 the City Council discussed the

Tree Ordinance, and provided direction to staff to utilize the City arborist more, and approved increased fines for tree ordinance violations. The Council directed the Tree Committee, to focus on developing a number of outreach and educational items, and a Tree Trimmers Permit.

The 2008-2009 City Council Work Plan included a status report on the Tree Ordinance. In October 2008, the Council approved a reduced fee of \$100 for a Tree Permit for the removal and replacement of dead or dying trees, and in November 2008 staff presented a status report. In April 2009 further amendments were adopted to provide flexibility in the regulations related to new construction, criteria for tree removal and replacement, and a no cost Tree Trimmers Permit and license.

DISCUSSION

Proposed ordinance changes will more clearly define tree protection by referencing established industry standards for tree care, construction management, root management, tree appraisal, tree risk assessment, and tree replacement. The purpose of the proposed ordinance changes is to define and enhance private property tree protection, while maintaining flexibility for the protection, removal and replacement of trees. A redline/strike-out formatted Resolution highlighting the proposed changes is provided as Attachment A.

As an example, the current ordinance references ANSI A300 pruning standards but there are ten ANSI A300 related to tree care. The proposed ordinance changes would be specific to tasks already identified in the existing ordinance.

- ANSI A300 (Part 1) Tree Pruning
- ANSI A300 (Part 5) Construction Management
- ANSI A300 (Part 8) Root Management

The task specific clarifications will insure that private property protected trees are properly assessed, monitored and approved, which will benefit to the property as well as the community.

Currently, if a twenty-four (24") inch trunk diameter private property tree is removed, for reasons related to its condition, the required replacement is a thirty-six inch (36") box tree, which is typically less than six (6) inches in trunk diameter and is eight (8') feet to twelve feet (12') in height, depending on genus and species. A twenty-four (24") inch diameter tree can exceed heights of fifty (50') feet plus with an equal spread. The removal of such a large tree can significantly impact a neighborhood and the community, such as the Tree Section of town. The proposed Replacement Trunk Formula will take into account the existing tree's diameter and determine its replacement based on a quantifiable replacement measure.

Replacement Trunk Formula

1. 12 to 18 inches in diameter removed, replace with 36 or 48 inch box tree
2. 18 to 24 inches in diameter removed, replace with 48 or 60 inch box tree
3. 24 to 30 inches in diameter removed, replace with 60 or 72 inch box tree
4. 30 to 36 inches in diameter removed, replace with 72 or 84 inch box tree

In addition, replacement trees will be based on the American Standards for Nursery Stock ANSI Z60. 1-2014, that identifies key factors for trunk diameter, height and spread based on box size which is accepted industry practice. As large Eucalyptus trees continue their twenty-year plus decline due to drought, environmental conditions, stress, Lerp Psyllid insect, Asian Tortious Beetle, and Longhorned Borer activity the Trunk Replacement Formula will insure that replacement trees will be an investment for the property owner, and benefit the community in the short and long term.

CONCLUSION

Staff requests that the Commission conduct the public hearing, review and adopt the attached draft redline-strikeout Resolution recommending to the City Council approval of the proposed amendments to the Tree Ordinance, Section 10.52.120 of the Zoning Code.

Attachments:

- A. Draft Resolution No. PC 19-XX

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RESOLUTION NO. PC 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AMENDMENTS TO THE CITY ZONING CODE (SECTION 10.52.120) TO REVISE THE TREE PRESERVATION REGULATIONS

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission hereby makes the following findings:

- A. The City's Tree Preservation Ordinance was originally adopted August 19, 1993, and is included as Section 10.52.120 of the Planning and Zoning regulations. The Ordinance applies to all of the residential zones in Area Districts I and II; the Beach Area is not covered by the Tree Ordinance.
- B. Pursuant to applicable law, the Planning Commission conducted a public hearing on January 23, 2019, on proposed Code Amendments related to revisions to the Tree Preservation regulation.
- C. The public hearing was advertised pursuant to applicable law, and testimony was invited and received. Public noticing included a quarter page display ad published on January 8, 2009 in a newspaper of general circulation (Beach Reporter).
- D. Pursuant to the California Environmental Quality Act [California Public Resources Code §§ 21000, et seq., ("CEQA")] and the CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) the subject Amendments are exempt in that they are covered by the general rule that CEQA [Section 15061 (3)] only applies to projects which have the potential for causing a significant effect on the environment, and since it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, the activity is not subject to CEQA. Therefore, the Planning Commission finds that the amendments are not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3)..
- E. The proposed amendments have been prepared in accordance with the provisions of Title 7, Division 1, Chapter 4, Section No. 65853, et seq., of the California Government Code.
- F. The Planning Commission finds that the project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- G. The Planning Commission makes the following findings with regard to the proposed changes:
 1. The proposed amendments are consistent with the City of Manhattan Beach General Plan since the revisions further protect mature, healthy trees, allow flexibility for removal and replacement of trees that are a safety hazard or undesirable, provides for review by professional arborists using standards adopted by the industry, and provides standards for the size of replacement trees, all of which further the General Plan Goals and Policies stated below. The proposed

changes will more clearly define private property tree protection by quantifying values for tree deposits as well as replacement values for their removal.

Goal LU-2: Encourage the provision and retention of private landscaped open space.

Policy LU-2.3: Protect existing mature trees throughout the City, and encourage their replacement with specimen trees whenever they are lost or removed.

Goal LU-3: Achieve a strong, positive community aesthetic.

Goal CR-4: Preserve the existing landscape resources in the City, and encourage the provision of additional landscaping.

Policy CR-4.1: Protect existing mature trees throughout the City and encourage their replacement with specimen trees whenever they are lost or removed.

Policy CR-4.3: Recognize that landscaping, and particularly trees, provide valuable protection against air pollution, noise, soil erosion, excessive heat, and water runoff, and that they promote a healthy environment.

Policy CR-4.4: Review the tree ordinance to consider its application citywide and to determine the need to strengthen tree preservation criteria.

Policy CR-4.5: Discourage the reduction of landscaped open space and especially the removal of trees from public and private land.

SECTION 2. NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends **APPROVAL** of the proposed amendments to the Manhattan Beach Municipal Code (Section 10.52.120-Tree Preservation and Restoration in Residential Zones, Area Districts I and II) as follows:

A. **Purpose.** Tree preservation is necessary for the health and welfare of the citizens of the City of Manhattan Beach in order to provide cooling shade and beauty, increase property values, minimize spread of disease to healthy trees, conserve scenic beauty, prevent erosion of topsoil, protect against flood hazards, counteract pollutants in the air, and generally maintain the climatic and ecological balance of the area.

These regulations strive to preserve and enhance the existing healthy tree canopies on individual residential properties as well as the overall neighborhood, in order to maintain the neighborhood character, while allowing flexibility for removal of existing trees that may be inappropriate for an area or causing damage. The intent is to enhance the future tree canopy of the City, striving to provide the right trees in the right location.

The intent of this section is also the reasonable retention and preservation of healthy trees while considering and balancing the reasonable enjoyment of private property. Residential buildings shall take priority over tree preservation, however alternative designs and materials, shall be considered and implemented, as feasible, with the proposed overall design of the project. The design of residences, including grading, driveways, walkways, patios, utilities and right-of-way

improvements, shall consider and accommodate existing healthy protected trees, as reasonably feasible.

The purpose of the Tree ~~Pruning Trimmers~~ Permit is to provide standards so that trees are pruned properly in order to protect the City's tree canopy and to provide residents with a list of permitted Tree-~~Care Companies~~. ~~Trimmers~~.

B. General Requirements.

1. Except as provided in subsection I (Exemptions), no person shall directly or indirectly remove or cause to be removed, or relocate any protected tree as herein defined, from residentially zoned properties within Area Districts I and II, without first obtaining a ~~Tree Permit~~ ~~permit~~ to do so in accordance with the procedures set forth in this section.
2. No person shall directly or indirectly neglect, abuse, damage, mutilate, ~~top~~, injure or harm any protected tree as herein defined, from residentially zoned properties within Area Districts I and II.

C. Definitions.

1. "Director" shall mean the Director of Community Development or his or her designee.
2. "Protected tree" shall include: any species of tree, (excluding ~~deciduous fruit-bearing trees and Washingtonia species palms~~ trees on the City's Exempt Tree List) the trunk of which is located at least partially within the required front yard or streetside yard (on corner lots) of a site, defined elsewhere in this chapter, with a trunk diameter of twelve inches (12") or greater or multiple trunks totaling twelve inches (12") in diameter or greater at a height of four and one-half feet (4.5') from existing grade; and any replacement tree, or new tree installation based on the City of Manhattan Beach Community Development Department Private Property Protected Tree Standards, required pursuant to this section.
3. A "tree permit" is a permit required for the removal, relocation ~~or~~ replacement, or new installation based on the City of Manhattan Beach Community Development Department Private Property Protected Tree Standards, or protection from construction, or pruning of a protected tree. The Urban Forester may require the tree permit applicant to submit one or a combination of the following reports, prior and or post the tree permit process:
 - a. Certified Arborist Report - prepared by a Registered Consulting Arborist (RCA) and or an ISA Certified Arborist;
 - b. Tree Appraisal – using the Trunk Formula Methodology as established by the Council of Tree & Landscape Appraisers, Latest Edition, of the Guide for Plant Appraisal;
 - c. Tree Risk Assessment – using an International Society of Arboriculture (ISA), Tree Risk Assessment Qualified (TRAQ) Arborist.

All arborist reports, tree appraisals and tree risk assessments shall be prepared and submitted by a Registered Consulting Arborist (RCA), in good standing with the American Society of Consulting Arborist (ASCA) and or an ISA Certified Arborist in good standing with the International Society of Arboriculture (ISA).

D. Preservation of Trees During Grading and Construction Operations.

1. All protected trees, as defined above, shall be preserved and protected, and may be only be removed or relocated with prior approval of a Tree Permit provided they are replaced or relocated in accordance with the provisions of this section. During grading and constructions operations the following ANSI Standards shall be followed; ANSI A300 (Part 5)-2012: Management of Trees and Shrubs During Site Planning, Site Development, and Construction or latest edition.
2. During grading and construction operations, protected trees shall not be pruned in any manner without written approval of the Urban Forester.
32. Trees required to be retained shall be protected during demolition, grading, and construction operations by methods subject to the approval of the Director.
43. Care shall be exercised for trees to be preserved so that no damage occurs to ~~thesaid~~ trees. Advisory sign(s) that identify the tree protection requirements shall be clearly posted on the site. All construction shall preserve and protect the health of trees:
 - a. Remaining in place;
 - b. Being relocated;
 - c. Planted to replace those removed;
 - d. Adjacent to the subject property.
54. Any tree which is adjacent to the subject property and may be potentially impacted by construction activity on the subject property shall be protected pursuant to the provisions of this chapter.
65. No grading or construction, including structures, paving, and walls, that disrupts the root system on private as well as public property, shall be permitted without prior approval by the ~~Community Development~~ Director. As a guideline, no cutting of roots over two inches (2") in diameter should occur within the drip line of the tree as measured at ground level. Where some root removal is necessary as approved by the City the tree crown may require thinning to prevent wind damage.
76. Required public right-of-way improvements shall take priority over tree preservation, however alternative designs and materials, including but not limited to modified dimensions, permeable surfaces and planter areas with irrigation, shall be considered and implemented, as feasible.
87. Relocation of protected trees shall only be allowed if the ~~Community Development~~ Director determines that the relocation will not be detrimental to the health of the tree or to other protected trees.
98. No fill material shall be placed within the drip line of any tree, without written approval from the Urban Forester.

109. The ~~Director Community Development Department~~ may impose special measures determined necessary to preserve and protect the health of trees to remain on site.

E. Tree Permit Applications—Without Building Permit.

1. Any person desiring to remove or relocate one (1) or more protected trees shall obtain a Tree Permit from the Community Development Department. A fee, as specified in the City's Fee Resolution, shall be required for a Tree Permit.
2. Tree Permit applications shall include a Tree Plan, and written proof of neighbor notification pursuant to applicable permit instructions and may also include an arborist's report.
3. A bond, cash deposit or other financial security, ~~shall~~ ~~may~~ be required to ensure required replacement trees are planted and/or that existing protected trees are properly protected, as determined to be appropriate by the ~~Community Development~~ Director.
4. The ~~Community Development~~ Director, when approving Tree Permits, shall determine the adequacy and appropriateness of the submitted plan, neighbor input, and other related information.

F. Tree Permit—With Building Permit.

1. Application for a Building Permit shall require a Tree Permit/Acknowledgement and Plan as defined above, if protected trees are located on the property.
2. A Tree Permit shall be required if the proposed project may impact existing trees in the front or streetside yard of the subject property even though removal is not planned.
3. A fee, as specified in the City's Fee Resolution, shall be required for a Tree Permit.
4. A bond, cash deposit or other financial security, ~~shall~~ ~~may~~ be required to ensure required replacement trees are planted and/or that existing protected trees are properly protected, as determined to be appropriate by the ~~Community Development~~ Director.
5. Any new residential construction project in Area Districts I and II which exceeds fifty percent (50%) valuation (total estimated cost of reconstructing the entire structure as defined by Section 10.68.030 of this Code) shall be required to plant a minimum of one (1) new thirty-six inch (36") box tree, unless the Director ~~of Community Development~~ determines that it is inappropriate to require additional tree(s) on the property.

G. Tree Removal Permit Process. A Tree Permit application is required for the removal and replacement of protected trees.

1. **Criteria and Findings.** In making a determination to approve a Tree Removal Permit application, the Director ~~of Community Development~~ shall require that the following criteria be met:
 - a. A finding shall be made that the application is consistent with the Purpose portion of this Section.

- b. The age, species, history, and location of the tree in relationship to other trees, and existing and proposed surrounding structures, utilities and other improvements, shall be considered.
- c. At least one (1) of the following criteria shall be met:
 - i. The tree is dead, or
 - ii. The tree is a health or safety hazard, or is structurally unstable, due to all or a significant portion of the tree presenting an immitigable risk because of structural defects, severe mechanical damage, cavity, decay, insufficient sound structural wood, etc. Critical condition trees are candidates for removal based on risk they present to targets, likelihood of failure, and other hazards posed to public safety. These are to be assessed by an ISA Tree Risk Assessment Qualified (TRAQ) Arborist who shall submit a Tree Risk Assessment, which will be evaluated as part of permit process, or
 - iii. The tree is dying or in marginal condition and reasonable alternatives to preserve or rejuvenate the tree have been implemented unsuccessfully or have been analyzed, and are not feasible, or
 - iv. Residential buildings shall take priority over tree preservation, however alternative designs and materials, shall be considered and implemented, as feasible, with the proposed overall design of the project, or
 - v. The tree is causing or will cause in the near future, significant damage to public or private property, which creates a liability, health or safety concern, and can not reasonably be repaired, maintained or corrected. Trees causing damage to sewers, water lines or other similar private underground utilities, in itself shall not be considered to meet the criteria for removal and replacement, or
 - vi. The tree is obstructing protected solar access as regulated by California State law, Solar Shade Control Act, Public Resources Code 25980-25986, and the tree can not be reasonably pruned or maintained in accordance with the State requirements, or-
 - vii. Hardscape damage – The tree in question has repeated (defined as more than once) hardscape damage, which can be documented with repair receipts or other formal records. Hardscape damage exceeds ½ inch to 1 inch in differential, and cannot be reasonably or safely repaired or mitigated by other means, such as root pruning without risking the health, safety or stability of the tree in question. The Urban Forester may consider species and typical size at maturity because some species are more likely to cause pavement damage again in the future. All requests for consideration must be submitted in writing with evidence supporting claims, or
 - viii. Utility conflict – The tree in question cannot be pruned or root pruned for utilities without the potential to cause significant damage to the tree as defined by the most current industry standards (ANSI, ISA), or
 - iv. The tree is creating a hazardous condition that must be immediately repaired (broken gas main, etc.) and removal of the tree is only option to safely repair the utility issue, or

- x. The tree has a chronic or acute pest/disease that cannot be reasonably mitigated/treated, or
- xi. Development --Proposed development on the site meets the criteria detailed in Section 10.12.030 of this title, and retention of the tree would not allow development of the site. An arborist report from an RCA and or an ISA Certified Arborist verifying the need for tree removal based on proposed development plans will be required for removal, or
- xii. Unsuitable species – The tree is an invasive species, prone to causing infrastructure damage, in a poor location, or otherwise determined by the Urban Forester to be unsuitable.

2. **Arborist Report and Documentation.** The Director may require the applicant to submit a report from a Register Consulting Arborist (RCA) in good standing with the American Society of Consulting Arborist (ASCA), ISA certified arborist in good standing with the International Society of Arboriculture (ISA) or other horticultural professional, and/or historical or other support documentation in order to substantiate that the required criteria and findings have been met. The ~~City arborist Urban Forester and/or other City staff may~~ shall review the information. All costs shall be the responsibility of the applicant.
3. **Third Party Arborist.** If the applicant's arborist or other horticultural professional is not in agreement with the findings of the ~~City arborist Urban Forester~~ or staff a third party Register Consulting Arborist and or an ISA certified arborist, agreed to by the applicant and the City, may be contracted to mediate the situation. The cost of this third party arborist shall be shared between the applicant and the City.

- H. **Replacement Trees.** Required replacement trees shall be determined by the Replacement Trunk Formula ~~minimum thirty six inch (36") box trees~~ for each protected tree removed and shall be of an appropriate Genus and species. Replacement tree(s) and must be planted within ninety (90) days after the removal of the tree, or prior to issuance of a building permit final. If replacement tree(s) are not installed within ninety (90) days, or prior to the building permit final, or an extension is not granted by the Director, then the tree deposit will transferred to the "Tree Canopy Restoration Fund".

Replacement Trunk Formula:

1. 12 to 18 inches in diameter removed, replace with 36 or 48 inch box tree
2. 18 to 24 inches in diameter removed, replace with 48 or 60 inch box tree
3. 24 to 30 inches in diameter removed, replace with 60 or 72 inch box tree
4. 30 to 36 inches in diameter removed, replace with 72 or 84 inch box tree

Replacement trees shall be selected based on the American Standards for Nursery Stock ANSI Z60.1-2014 or latest edition, and installed per the Community Development Departments, Private Property Protected Tree Standards. Actual sizes,

species, location, and quantities of replacement trees are subject to ~~Community Development~~ Director approval. The City street tree list may be used as a guideline by the Director in determining appropriate replacement tree(s). A combination of protected and replacement tree quantities shall not result in less than one (1) protected tree per lot or thirty feet (30') of site frontage. If the Director ~~of Community Development~~ determines that there is not adequate room on the property for replacement tree(s) due to the number of existing trees to remain, then the requirement for replacement trees may be modified or waived.

- I. **Exemptions.** Tree removals and alterations exempt from the requirements of this section are as follows:
1. Removal in case of imminent emergency caused by the hazardous or dangerous condition of a tree, requiring immediate action for the safety of life or property (e.g., a tree about to topple onto a dwelling due to heavy wind velocities) with the prior approval of the Director ~~of Community Development~~ if a subsequent application for a Tree Permit is filed within five (5) working days.
 2. Removal of any tree that is determined to be a public nuisance in accordance with Section 7.32.070, with prior approval of the Directors of Community Development and Public Works if a subsequent application for a Tree Permit is filed within five (5) working days.
 3. Removal of ~~deciduous fruit bearing trees, Washingtonia robusta, or Washingtonia filifera.~~ [trees on the City's Exempt Tree List.](#)
 4. Public utility actions, under the jurisdiction of the Public Utilities Commission of the State of California, as may be necessary to comply with their safety regulations, or to maintain the safe operation of the facilities.
 5. Cutting of tree branches and roots extending across property lines into adjacent property, to the extent that the pruning complies with the American National Standards Institute (ANSI A300 [Part 1 & Part 8](#)) standards and does not damage or potentially damage the health and structure of the tree(s).
 6. Cutting of tree branches and roots to the extent that the pruning complies with the American National Standards Institute (ANSI A300 [Part 1 & Part 8](#)) requirements and does not damage or potentially damage the health and structure of the tree(s).

J. Exclusions from Automatic Exemption

1. Tree will not be recommended for removal if assessment shows that structural defect or hazard can be reasonably mitigated with measures other than removal (pruning, disease/pest treatment, supplemental water, cabling, etc.)

K. Tree ~~Pruning Trimmers~~ Permit.

1. **Permit Requirements.** Any person pruning any private property protected tree in the City must have a Tree ~~Pruning Trimmers~~ Permit. Residents are responsible for hiring City licensed Tree ~~Company Trimmers~~. Residents pruning their own trees are exempt from obtaining a Tree ~~Pruning Trimmers~~ Permit but must still comply with the ANSI A300 [Part 1](#) standards.

2. **Standards.**

- a. **All Tree Companies Trimmers and Residents.** Protected trees must be pruned in accordance with ANSI A300 Part 1 pruning standards, which include, but are not limited to, the following standards:
 - i. ~~Generally~~ ~~n~~No more than twenty-five percent (25%) of living foliage should be removed annually, and
 - ii. Topping of trees ~~is generally~~ prohibited.
- b. **All Tree Companies Trimmers.** The following standards must also be met when pruning protected trees:
 - i. A notice provided by the City shall be posted on the site, in accordance with the requirements stated in the Tree Pruning Trimmers Permit.

L. **Administrative Fines.** The Director ~~of Community Development~~ may impose a fine against any person who is in violation of any provision of this section. Such fine shall be a range as specified in the City Fee Resolution. The proceeds of all administrative fines imposed under this section shall be placed in a "Tree Canopy Restoration Fund" to be used solely for the replacement and maintenance of trees in the public right-of-way or on public property within the City. ~~If replacement tree(s) are not installed within ninety (90) days then the tree deposit will transferred to the "Tree Canopy Restoration Fund".~~

SECTION 10. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall make this resolution readily available for public inspection.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of January 23, 2019 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Anne McIntosh
Secretary to the Planning Commission

Rosemary Lackow
Recording Secretary

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