SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chambers, Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

Thursday, March 6, 2025 12:00 p.m. Regular Meeting

COMMISSIONERS PRESENT: SO, MOORE, BRAUN, CAMPBELL, IMPERIAL, MCGARRY, WILLIAMS

COMMISSIONERS ABSENT: NONE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:08 PM

STAFF IN ATTENDANCE: Aaron Starr, Audrey Merlone, Mat Snyder, Jeff Horn, Gabriela Pantoja, Corey Teague – Zoning Administrator, Elizabeth Watty – Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin - Commission Secretary

SPEAKER KEY:

- + INDICATES A SPEAKER IN SUPPORT OF AN ITEM:
- INDICATES A SPEAKER IN OPPOSITION TO AN ITEM; AND
- = INDICATES A NEUTRAL SPEAKER OR A SPEAKER WHO DID NOT INDICATE SUPPORT OR OPPOSITION.

A. CONSIDERATION ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2025-000426PCAMAP

ALEXANDRIA THEATER SPECIAL USE DISTRICT [BF 241198] – Planning Code and Zoning Map Amendments – An ordinance, sponsored by Supervisor Chan, amending the Planning Code and Zoning Map to establish the Alexandria Theater Special Use District (SUD), at the northwest corner of Geary Boulevard and 18th Avenue, allowing exceptions to existing zoning controls for a residential project in the SUD, subject to specified conditions; affirming the Planning Department's determination under the California Environmental Quality Act;

making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302. *Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications*

(Proposed for Continuance to March 13, 2025)

SPEAKERS: None

ACTION: Continued to March 13, 2025

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NAYS: None

2a. 2023-005187CUA

(V. PAGE: (628) 652-7396)

<u>54 4TH STREET</u> – west side between Market and Jessie Streets (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303(g) to allow the conversion of 72 of the 81 existing residential hotel rooms (Group Housing, a Residential Use) to tourist hotel rooms (Hotel, a Retail Sales and Services Use) within a C-3-R (Downtown Retail) Zoning District, Priority Equity Geographies Special Use District, and 160-S Height and Bulk District. The conversion of residential hotel rooms at the subject property (a.k.a., the "Mosser Hotel") requires one-for-one replacement of units pursuant to Chapter 41 of the Administrative Code. Therefore, the Project also involves the conversion of 72 tourist hotel rooms located at 509 Minna Street (a.k.a., the "Minna Hotel") to residential hotel rooms.

Preliminary Recommendation: Approve with Conditions

(Proposed for Continuance to March 20, 2025)

SPEAKERS: None

ACTION: Continued to March 20, 2025

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NAYS: None

2b. 2023-005187VAR

(V. PAGE: (628) 652-7396)

509 MINNA STREET – south side between 6th and 7th Streets (District 6) – Request for **Variance** from the Planning Code's requirements for rear yard (Section 134), residential open space (Section 135) and bicycle parking (Section 155.2) to allow the conversion of all 72 existing tourist hotel rooms (Hotel, a Retail Sales and Services Use) to residential hotel rooms (Group Housing rooms, a Residential Use) within the SOMA NCT (Neighborhood Commercial Transit) Zoning District, Priority Equity Geographies Special Use District, and 45-X and 85-X Height and Bulk Districts. The conversion of 72 tourist hotel rooms at the subject property (a.k.a., the "Minna Hotel") to residential hotel rooms would satisfy the requirement of one-for-one replacement of units, pursuant to Chapter 41 of the Administrative Code. Therefore, the Project also involves the conversion of 72 residential hotel rooms located at 54 4th Street (a.k.a., the "Mosser Hotel") to tourist hotel rooms.

(Proposed for Continuance to March 20, 2025)

SPEAKERS: None

ACTION: Acting ZA Continued to March 20, 2025

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

3. 2024-010504CUA

(M. GIACOMUCCI: (628) 652-7414)

<u>200 RHODE ISLAND STREET</u> – west side 15th Street and 16th Street; Lot 001 in Assessor's Block 3936 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 181(i) and 303, to increase the legal nonconforming office use at the ground floor by approximately 8.6% (1,059 gross square feet), resulting in an increase of 12,333 gsf of office use to 13,392 gsf at the ground floor of the subject building, located within

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a PDR-1-D (Production, Distribution & Repair - 1 – Design) Zoning District and 58-X, 68-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None

ACTION: Approved with Conditions

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NAYS: None MOTION: 21693

4. 2024-009645CUA

(E. MAU: (628) 652-7583)

<u>1375 HOWARD STREET</u> – south side between Dore and 10th Streets; Lot 044 in Assessor's Block 3518 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.39, 303, 303.1, and 758 to establish a proposed Formula Retail Use (d.b.a. "AutoZone") within an approximately 14,200-square-foot, vacant one-story commercial building within a RCD (Regional Commercial District) Zoning District, Priority Equity Geographies and Western SoMa SUD (Special Use District), and 55/65-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None

ACTION: Approved with Conditions

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NAYS: None MOTION: 21694

5. 2024-006283CUA

(J. SACCHI: (628) 652-7308)

<u>225 LEE AVENUE</u> – west side between Ocean and Holloway Avenues; Lot 014 of Assessor's Block 6944 (District 11) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 249.3, and 303 to allow the development of a dwelling unit with a Floor Area Ratio exceeding 0.8: 1 within a RH-2 (Residential-House, Two Family) Zoning District, Oceanview Large Residence SUD (Special Use District), and 40-X Height and Bulk District. The Project proposes to legalize a 174 square foot enclosed sunroom at the rear of the existing single-family home. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section <u>31.04(h)</u>.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None

ACTION: Approved with Conditions

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NAYS: None MOTION: 21695

C. COMMISSION MATTERS

6. LAND ACKNOWLEDGEMENT

President So:

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land

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and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders, and relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as first peoples.

COMMISSION COMMENTS/QUESTIONS

Commissioner Moore:

I would like to ask that we close today in memory of Allan Jacobs. Many of you know who he is. For those of you who are not that familiar with his work, I want to briefly summarize some of his outstanding contributions to San Francisco's Planning. Allan served as San Francisco Planning Director for eight years from 1967 to 1974 and as director he believed in the people centered approach to design of cities. During his tenure as San Francisco Planning Director he created the San Francisco Urban Design Plan, a much-used document that was on the table of many professionals for decades. He developed major elements of the city's comprehensive plan at that time and he developed the Urban Design Guidelines for Downtown Development which still today, until today, linger in many of the things we talk and aspire to. His work focused on revitalizing neighborhoods throughout San Francisco and to make them more livable. And as a planner he was concerned with creating places for communities. Physical manifestations of his work in San Francisco are many and I am only going to touch on a few of them. For example the exceptional double wall of Chinese elm trees on Folsom Street reaching from Bernal Heights almost to downtown. This is the longest double row of trees in San Francisco.

Street and pedestrian improvements in the Duboce Triangle are known to all of us and so are the 24 mini parks with a memorable one at 24th and York Street. As few people know that actually under his tenure the South San Francisco Opera House was saved from demolition actually [inaudible], and creating the state park at Candlestick Park also fell in this time of tenure. Most known to us close to City Hall is obviously the design of Octavia Boulevard and Patricia Green and we all know that at that time he was not a City Planning Director anymore but he led the design of that particular project.

And as professor of Urban Design at UC Berkeley, many of you may have studied under him. He served from 1975 to 2001 and actually it was under his leadership that the Department established Urban Design concentration at UC Berkeley and he helped them found the school for the Master of Urban Design Program attracting students from around the world. In his career he was a tough visionary as his colleagues labeled him and he was one of the world's best-known planners and Urban Design Practitioners who attracted many, many important designers to the San Francisco Planning Department and had opened doors for worldwide participation in major projects abroad.

Many are familiar or own some of his remarkable books. The most fun one is actually written in the early, midseventies, Making City Planning Work which chronicles his tenure at San Francisco Planning as the San Francisco Planning Director. And for all of us who haven't read this book it's worth a read the many good laughs including the real struggles by which Planning really took off and became one of the more, most remarkable Planning Departments in the country. There are the books, The Boulevard book, The Great Streets book, The Good Cities book, all memorable and wonderful for people who are interested reading about Urban Design and Planning. In all of his accomplishments there is wisdom and a sense of humor in his urban musings and I'm going to give you two which always make me chuckle, "No great city has ever been known for its abundant supply of parking", and it makes me laugh and there is something which makes me think and that is "Cities are to be the ultimate manifestation of a society's collective achievement". Jake, rest in power.

Rich Hillis, Planning Director:

Thank you for those words, Commissioner Moore, because we've been reflecting on his work. And I think much of what we do today we take for granted because of what he pushed for when he was when he was Planning Director you know because of during the 60s and 70s many cities were focusing more on the automobile and how we could accommodate more auto oriented uses in, you know, at that time he had to push back on that to maintain enhance San Francisco as very much focused on people in pedestrians in our neighborhoods. Again things we do fairly easily today but were you know he had to push back against kind of the prevailing winds at the time.

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Just a couple if you read Great Streets today there's a small couple of pages on Market Street and kind of why it's not a great street and some of the problems that are still resonates today and I think there are still issues we need to address on Market Street. So he was also willing to kind of call out some of the issues we have in San Francisco, Noe Street when you walk down, I mean is just a wonderful place to be one of my favorite favorite streetscapes in the city, you know that is directly attributable well to his work. I had the pleasure of meeting him, maybe it wasn't pleasurable, well, because we were getting yelled at as City staff when I was a Project Manager for Octavia Boulevard and he wanted to ensure that kind of the vision he had put forward for Octavia was actually implemented by the City staff and bureaucracy and I was the Project Manager on the Economic Development side. But as you could see it is you know although traffic has to move through there it's a great place to be even as a pedestrian on the side streets. So, thank you for that discussion and we'll we'll adjourn today's meeting in his honor.

President So:

Absolutely. My condolences. I would like to also share with my fellow Commissioners and everyone what I had attended this past Saturday. I joined our Planning staff in the Historic Preservation Department to the Sunset to help them to continue their effort in the San Francisco Citywide Cultural Resource Survey and they were collecting historical surveys and oral stories of Chinese American in the Sunset and also all the other ethnicity that are also part of the history of our [inaudible].

So that's there were 40 people I would say or more a lot of them are bilingual and majority of them are Chinese American descent and there were some Irish American represented and the team did a really good job and with collaboration with Wah Mei who was generously hosted the whole space for us. And so you can see that here the group divided into different subgroup sessions to really dive deep into hearing what they had to say and their memory of how life was growing up in the Sunset. And I like to take this opportunity to give some credit to our staff in our Historic Preservation - Frances McMillen, Alex Westhoff, Maggie Smith, Elizabeth Gordon-Jonckheer, Mary Woods, and then of course their director, Richard Sucre. And my gratitude to Lily Wong who is the Executive Director of Wah Mei generously host her entire space and her staff working overtime for us and providing all the equipment for us to enable the recording, and I cannot thank enough about the translator that we have, Tracy Wu and Leon Chao.

Lastly, I was really delighted to see the Executive Director of the United Irish Cultural Center also present, it is Mr. Liam Reidy. So it was great. Thank you.

D. DEPARTMENT MATTERS

8. DIRECTOR'S ANNOUNCEMENTS

None.

REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

Aaron Starr, Manager of Legislative Affairs: LAND USE

<u>240787</u> Planning Code, Zoning Map - Central SoMa and Transit Center District Commercial Development Requirements. Sponsors: Mayor; Dorsey.

<u>250003</u> General Plan - Central SoMa and Transit Center District Commercial Development Requirements. Sponsors: Mayor; Dorsey.

At land use this week, the Committee considered the mayor's ordinance, co-sponsored by Supervisor Dorsey, that would amendment the Planning Code, Zoning Map, and General Plan to remove the 2/3 requirement for office development in the Central CsoMa Plan area. Commissioners, you considered this item last year on November 7 and recommended approval with modifications. Those modifications included

1. Modify the Ordinance to exempt projects 600' in height and under from the mandatory office allocation requirements in the Central SoMa SUD instead of eliminating the requirement entirely;

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and

2. Recommending that the sponsor and Board of Supervisors encourage the retention of benefits that focus on complete streets and neighborhoods for these sites.

During the hearing co-sponsor Supervisor Dorsey spoke to the item. Planning Staff gave an overview of the Central SoMa Plan, and the Commissions action and recommendation, and the Office of the Controller gave a presentation on the ordinance's economic impact.

There were about 11 people who commented during public comment representing various neighborhood groups and the developer community. Public comments were generally positive, with most voicing support for the Commission's proposed recommendations.

The sponsor of the ordinance intends to incorporate the Commissions proposed amendments but is still working with the City Attorney's office on the final form of those amendments. As such the item was continued for one week.

FULL BOARD

240932 Planning Code - Third Street Alcohol Restricted Use District. Sponsor: Walton. Staff: V. Flores. PASSED Second Read

<u>241121</u> Planning Code, Zoning Map - Leland Avenue Neighborhood Commercial District. Sponsor: Walton. Staff: V. Flores. PASSED Second Read

<u>240927</u> Planning Code - Development Impact Fees and Requirements for Non-Residential to Residential Conversion Projects. Sponsor: Mayor. Staff: Langlois. PASSED Second Read

Corey Teague, Zoning Administrator:

The Board of Appeals did meet last night but they did not take up any items that are of interest to the commission. Thank you.

E. GENERAL PUBLIC COMMENT

SPEAKERS:

Bridget Maley, Neighborhoods United SF – Conduct outreach regarding the upzoning plans and density decontrol

Thomas Rourke, Local 22 – Union programs, training, livable wages, pensions Georgia Schuttish – Demolition definition discrepancy is taking things sideways. PC Sect. 317 (b) (2) (B) and (b) (2) (C) is cited as "DEMOLITION" in BC Section 103A.3.1 regarding Violations. Why create a loophole by giving DBI ability to be an arbiter? This is a Planning Commission power. Flats increasingly for sale. Flat Policy must be strongly codified. Major demographic shifts ongoing with 60-90 year olds. Where are Rezoning Financial Feasibility Studies? Huge price increases from speculative projects abusing Demo Calcs over past decade+ avoiding Commission scrutiny. No reason to not adjust Demo Calcs per Section 317 (b) (2) (D). Should have been done once if not twice since 2009. PEG neighborhoods primarily RH-1. October 2021 Staff Report on SB 9 stated BIPOC and low income residents could cash out. Loss of housing....Flats. UDUs in SFHs. Preventing evictions and loss of housing as opportunity for current and future tenants/residents needed.

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expediters, and/or other advisors.

10. 2025-001027PCA (A. STARR: (628) 652-7533) CONVERSION OF RESIDENTIAL HOTEL ROOMS TO TOURIST HOTEL ROOMS AT 447 BUSH STREET [BF 250069] – Planning Code Amendments – An ordinance, sponsored by the City Attorney's Office, amending the Planning Code to principally permit up to 51 Tourist Hotel rooms at Assessor's Parcel Block No. 0287, Lot No. 020, also known as 447 Bush Street; exempting 447 Bush Street from the requirement to obtain a conditional use

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authorization to convert 38 Residential Hotel rooms to Tourist Hotel rooms; waiving development impact fees and requirements for the conversion of the 38 rooms; providing that the conversion of the 38 rooms shall occur simultaneously with the application of the Residential Hotel Unit Conversion and Demolition Ordinance to 27 Group Housing rooms at 412-422 Hayes Street and seven Group Housing Rooms at 319-321 lvy Street, Assessor's Parcel Block No. 0808, Lot No. 007; providing that the Department of Building Inspection shall issue certificates of use to reflect the changes in use of all the aforementioned properties and waiving associated fees; providing that the Ordinance is conditioned on enactment of the ordinance approving settlement of claims in Hotel Des Arts, LLC v. City and County of San Francisco et al.; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Aaron Starr – Staff report

- Bridget Maley - Concern that others will follow suit, do not encourage eliminating

affordable housing in the city.

- Sue Hestor – 54 4th Street, 509 Minna Street Adopted a Recommendation for Approval

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NAYS: None RESOLUTION: 21696

11. 2024-011417PCA

ACTION:

(A. MERLONE: (628) 652-7534)

CONTINUATION OF NONCONFORMING PARKING LOTS IN CMUO AND MUR [BOARD FILE NO. 241173] — Planning Code Amendments — An ordinance, sponsored by Supervisor Dorsey, amending the Planning Code to authorize the continuance of nonconforming public parking lots in the Central SoMa Mixed Use-Office (CMUO) and Mixed Use-Residential (MUR) Districts through December 31, 2026; enabling an existing public parking lot operator in CMUO and MUR Districts to apply for a conditional use authorization for a five-year extension; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Audrey Merlone – Staff report

+ Madison Tam, Legislative aide to Sup. Dorsey - Introduction to the ordinance

+ Tom Tunney – Opportunity to figure out what to do with the property = Austin Yang, Deputy City Attorney – Response to comments and questions

ACTION: Adopted a Recommendation for Approval

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NAYS: None RESOLUTION: 21697

12. <u>2025-001416CWP</u>

(M. SNYDER: (628) 652-7460)

SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY (SFMTA) JOINT DEVELOPMENT PROGRAM GOALS AND POLICY – Informational Presentation on the SFMTA's Joint Development Program and its associated Goals and Policy document. The Policy, adopted by the SFMTA Board on February 4, 2025, will guide the agency as it considers residential or commercial development on its property as a means of providing revenue to support the public transit system and meeting other Citywide goals, such as the delivery of housing. MTA has compiled an initial portfolio of 25 of its properties.

Preliminary Recommendation: None – Informational

Disclosure from Commissioner Braun

SPEAKERS: = Mat Snyder – Staff report

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+ Wade Wietgrefe - SFMTA presentation

ACTION: Reviewed and Commented

13. 2020-009915CUA

(J. HORN: (628) 652-7366)

237 SANCHEZ STREET – east side between 15th and 16th Streets; Lot 031 in Assessor's Block 3558 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing 2,963 square-foot, two-story one-family dwelling with an unauthorized dwelling unit and to construct a new 8,933 gross-square-foot, four-story-over-basement five-unit residential building, with a 167-square-foot garage providing one-vehicle garage and five Class 1 bicycle parking spaces within a RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions (Continued from Regular hearing on February 27, 2025)

SPEAKERS: = Jeff Horn – Staff report

+ Fiona Lee - Project sponsor presentation

= Bill Tannenbaum – Requesting a light study, trees issues= Elizabeth Watty – Response to comments and questions

ACTION: Approved with Conditions

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NAYS: None MOTION: 21698

14. 2024-002087CUA

(G. PANTOJA: (628) 652-7380)

788 ARKANSAS STREET – west side between Madera and 22nd Streets; Lot 017 in Assessor's Block 4162 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317 for the demolition of an existing two-story single-family residence and construction of a new four-story single-family residence within a RH-2 (Residential-House, Two Family) Zoning District, Priority Equity Geography SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). *Preliminary Recommendation: Disapprove*

SPEAKERS: = Gabby Pantoja – Staff report

+ Dick Hunt - Project sponsor presentation

+ Etan Fraser – Owner

= Elizabeth Watty - Response to comments and questions

ACTION: After hearing and closing public comment; Continued to April 10, 2025 with

direction to the Sponsor to include a second dwelling unit.

AYES: McGarry, Williams, Braun, Imperial, Moore, So

NAYS: Campbell

ADJOURNMENT 2:48 PM - IN MEMORY OF ALLAN JACOBS

ADOPTED MARCH 20, 2025

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