



EKN APPELLATION HOTEL PROJECT ADDENDUM TO CERTIFIED ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE# 2024040565

ADDENDUM TO THE DOWNTOWN HOUSING AND ECONOMIC
OPPORTUNITY OVERLAY AND EKN APPELLATION HOTEL
PROJECT

ENVIRONMENTAL IMPACT REPORT (EIR)

(CERTIFIED BY CITY COUNCIL RESOLUTION 2025-021, February 24, 2025)

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**ADDENDUM TO CERTIFIED EIR
EKN APPELLATION HOTEL**

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1 INTRODUCTION

This document presents an addendum to the Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project Environmental Impact Report (State Clearinghouse # 2024040565) (EIR), which was certified by the Petaluma City Council on February 24, 2025 (Resolution 2025-021).

The certified EIR evaluated both the Downtown Housing and Economic Opportunity Overlay at a programmatic level and the EKN Appellation Hotel Project (Hotel Project) at a project-specific level. Since certification of the EIR, the Hotel Project design has been refined to reduce the maximum building height from approximately 68 feet (6-stories) to approximately 45 feet (4-stories), along with related architectural modifications, as described further in this Addendum, and to reduce the number of hotel rooms from 93 rooms to 56 rooms.

This Addendum has been prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 to evaluate the modified Hotel Project design and to document the City's determination that the proposed refinements would not result in new significant environmental impacts or a substantial increase in the severity of impacts previously identified in the certified EIR. As discussed herein, a 45-foot-tall, 4-story hotel was previously evaluated in the EIR as Alternative 3, which was identified as the environmentally superior alternative, other than the No Project Alternative. The modified Hotel Project, as currently proposed, is consistent with Alternative 3 as analyzed in the EIR. This Addendum documents the City's review of the revised Project description and plans (modified Project), the certified EIR and adopted mitigation measures/conditions, and the January 19, 2026, historic preservation compliance review described in Section 3.3. The certified EIR and this Addendum, together with the documents incorporated by reference, constitute the CEQA environmental documentation for the modified Hotel Project.

1.1 Purpose of the Addendum

(CEQA recognizes that changes to a project, its environmental setting, applicable regulations, or the availability of new information may occur following certification of an environmental document prior to project implementation. In such cases, the Lead Agency is required to evaluate whether those changes warrant additional environmental review.

CEQA Guidelines Sections 15162 and 15164 establish the standards for determining the appropriate level of environmental review when a project previously analyzed in a certified EIR is modified or when circumstances or information have changed. Under CEQA Guidelines Section 15162(a), a subsequent or supplemental EIR is required only if the Lead Agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following conditions would occur:

1. Substantial changes are proposed in the project that would require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that would require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, shows any of the following:
 - a. The project would result in one or more significant environmental effects not discussed in the previous EIR;
 - b. Significant effects previously examined would be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt them; or
 - d. Mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the project proponents decline to adopt them.

CEQA Guidelines Section 15164 provides that an addendum to a certified EIR may be prepared when only minor technical changes or additions are necessary and none of the conditions described in Section 15162 are present. Consistent with these standards, the City evaluated the modified Hotel Project to determine whether the proposed refinements would result in any new significant environmental effects or a substantial increase in the severity of effects previously identified in the certified EIR.

1.2 Applicability and Use of the Addendum

Based on review of the modified Hotel Project application, supporting materials, and the environmental analysis contained in the certified EIR, the City of Petaluma has determined that the proposed design refinements would not result in new or more severe significant environmental impacts than those previously identified and analyzed in the EIR. The modified Hotel Project would not increase the severity of any previously identified impacts and would not require the adoption of new mitigation measures or alternatives that were not previously analyzed in the EIR. Therefore, none of the conditions set forth in CEQA Guidelines Section 15162(a) are present.

As discussed herein, the modified Hotel Project is consistent with Alternative 3 evaluated in the EIR, which was identified as the environmentally superior alternative, other than the No Project Alternative, and is being implemented as part of the proposed Project. Implementation of Alternative 3 would result in environmental impacts that are equal to or less than those associated with the project analyzed in the certified EIR.

The proposed changes represent refinements to the Hotel Project that were contemplated and evaluated in the certified EIR and require only minor clarifications to the environmental record to reflect the Project as currently proposed. Accordingly, the City of Petaluma, acting as Lead Agency, has determined that preparation of an Addendum to the certified EIR is the appropriate level of environmental review pursuant to CEQA Guidelines Section 15164. This Addendum focuses on environmental topic areas where clarification is warranted to address the modified Hotel Project design. For environmental topics not discussed in detail herein, the City finds that the certified EIR's

analysis remains adequate and applicable to the modified Hotel Project, and that impacts would be equal to or less than those previously analyzed, for the reasons summarized in Section 3.1.

This Addendum shall be considered by the applicable City review and decision-making bodies, including the Historic and Cultural Preservation Committee (HCPC) and any other designated review authority, prior to acting on the proposed Historic Site Plan and Architectural Review (HSPAR) entitlement and any related discretionary approvals for the modified Hotel Project. Pursuant to CEQA Guidelines Section 15164(c), this Addendum does not require public circulation but shall be included in the public record and considered by the decision-making body prior to approval of the Project.

2 BACKGROUND AND PROJECT DESCRIPTION

This section provides a brief background of the current status (2026) of the Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project as well as a description for the modified Hotel Project (Project), which is the subject of this addendum.

2.1 Background

The project site was analyzed in the certified EIR as part of the Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project. The Certified EIR evaluated the Overlay at a programmatic level and a hotel project at a project-specific level, consisting of a six-story, approximately 68-foot-tall, 93-room hotel with associated ground-floor and rooftop amenities.

Following certification of the EIR on February 24, 2025, the City Council adopted the Downtown Housing and Economic Opportunity Overlay, which amended the City's Zoning Code to establish modified development standards within the overlay area. Entitlements for physical construction of the hotel were not approved at that time and were anticipated to be considered separately through subsequent discretionary review (e.g. HSPAR).

The originally proposed six-story hotel project is no longer moving forward. The applicant has submitted a revised hotel project that reduces building height and overall development intensity. The modified Hotel Project, as a 4-story building with a height of 45 feet, is not subject to the Overlay development standards and is subject to HSPAR, which is the sole discretionary entitlement required for the Project.

HSPAR review includes findings related to consistency with Implementing Zoning Code Section 15.060(A)(1)(4), the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the Petaluma Historic Commercial District Design Guidelines.

2.2 Modified Hotel Project

The modified EKN Appellation Hotel Project would be located on the same site evaluated in the certified EIR and would involve construction of a four-story hotel building over a subterranean garage. The Hotel building would have a height of approximately 45 feet and a total gross floor area of approximately 39,948 square feet. The Project would include 56 hotel guest rooms, two restaurants, and two bars or lounge areas.

The ground floor would include a hotel lobby, back-of-house and service areas, a restaurant with indoor dining and covered outdoor dining along the Petaluma Boulevard South frontage, and a lounge

or bar space. The building entryway is provided at the northeast corner of the building along PBS, with a drop-off zone at the front. The basement level would include hotel support spaces and a bar with food service. Hotel guest rooms and a fitness center would be located on the second and third floors. The fourth floor would include additional guest rooms and a restaurant with indoor dining and covered outdoor dining located at the corner of Petaluma Boulevard South and B Street. The rooftop would contain building operational features, including mechanical equipment, parapet for screening, and would not be publicly accessible.

The building footprint would occupy approximately 11,405 square feet of the approximately 14,256-square-foot site. The structure would be constructed to the property line along Petaluma Boulevard South, B Street, and the interior side property line, with a setback along the rear of the site. An interior open courtyard would be located adjacent to the interior side property line and would extend from the ground floor to the roof.

Vehicular access to the site would be provided from B Street, leading to a rear auto court containing 10 on-site parking spaces at ground level. Parking for the Project would be provided through a valet parking program utilizing on-site and off-site parking locations. Guest drop-off and pick-up would occur along Petaluma Boulevard South adjacent to the main hotel entrance. Valet parking operations, including identification of off-site parking locations and management protocols, will be required as conditions of approval to ensure parking and loading operations function optimally. A ride-share loading zone would be provided along the B Street frontage. Bicycle parking would be provided along B Street with three bicycle racks accommodating up to six bicycles.

Improvements within the public right-of-way would include removal and replacement of existing curb cuts, sidewalk paving upgrades, street trees, and bicycle racks along the project frontages. Utility connections would be made to existing infrastructure within the public right-of-way. On-site utility features, including a transformer area, stormwater detention facilities, and a grease interceptor, would be located beneath or adjacent to the rear auto court.

The architectural design of the building incorporates a 3-part (tripartite) composition with a defined base, middle, and top. Exterior materials include brick masonry at the lower levels, cement plaster at the upper floors, metal accents, anodized aluminum canopies, and recessed balconies. Windows on the Petaluma Boulevard South and B Street facades would generally be tall, narrow, vertically-oriented openings arranged in a regular rhythm. Balcony openings are integrated into the window pattern, with metal railing panels separating window bays. The east façade includes a vertical glass-block wall rising from the second to fourth floors forming the exterior wall of the interior courtyard. Window frames and mullions would be dark bronze anodized aluminum, consistent across all façades. Balconies and terraces, including the fourth-floor restaurant terrace, feature pavers and metal railings, and a timber trellis is incorporated above the fourth-floor outdoor dining area. Articulated parapets and cornices extend above the rooftop to screen mechanical equipment and define the building silhouette in the context of the historic commercial district.

Required Discretionary Actions

The Project requires the following discretionary entitlements:

- Historic Site Plan and Architectural Review

3. ENVIRONMENTAL ANALYSIS

This discussion evaluates the potential environmental impacts of the modified EKN Appellation Hotel Project as compared to the impacts analyzed in the certified Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project EIR (SCH #2024040565). Consistent with CEQA Guidelines Sections 15162 and 15164, this Addendum focuses only on environmental topics where changes in the Project could potentially result in new or more severe impacts relative to the certified EIR. For all other topics, the certified EIR's analysis and mitigation measures remain applicable.

3.1 Scope of the Addendum

The certified EIR analyzed the potential impacts of a six-story, 93-room Hotel with additional amenities on the site, as well as programmatic impacts associated with the Downtown Housing and Economic Opportunity Overlay. That analysis identified potentially significant impacts in the following categories: Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazardous Materials, Hydrology/Water Quality, Noise, Traffic, and Cumulative Impacts. Mitigation measures and standard conditions of approval were prescribed to reduce impacts to less-than-significant levels.

This Addendum specifically focuses on Aesthetics and Historical Resources due to the revised architectural design. The City has evaluated all other environmental resource topics (e.g. Air Quality, Noise, Traffic, etc.) in the certified EIR. Because the modified Project reduces the overall development intensity (fewer rooms and less square footage) and remains within the original physical footprint, the City finds that the impacts for these categories remain to, or less than, those previously analyzed. Consequently, the findings and mitigation measures established in the certified EIR for these resource areas remain valid and sufficient, and no further technical analysis is required for those topics.

The modified Hotel Project reduces the building height from approximately 68 feet to 45 feet, reduces building mass, reduces the amount of hotel rooms, and incorporates refined architectural treatments, including revised window spacing and balcony placement. These changes reduce the intensity of development relative to the project analyzed in the certified EIR. As such, based on review of the modified Project's environmental impacts relative to the impact conclusions presented in the certified EIR, the City finds that:

- No new or more severe impacts are anticipated in resource areas including aesthetics and historic/cultural resources;
- Impacts associated with construction, land disturbance, and public services are expected to be similar and slightly reduced relative to those previously analyzed;
- All mitigation measures, BMPs, and standard conditions from the certified EIR remain applicable and will be incorporated into the HSPAR approval pursuant to the MMRP Applicability Matrix.

3.2 Aesthetics

The certified EIR concluded that the originally proposed 6-story Hotel would result in less-than-significant impacts to visual resources, including scenic vistas, visual character, and light/glare, and noted that the site is not located along a State-designated scenic highway. The modified 4-story Hotel

Project reduces the building height from approximately 68 feet to 45 feet and incorporates refined architectural treatments, including revised window spacing and balcony placement. This modified design corresponds directly to Alternative 3, which was analyzed in the certified EIR as a four-story, 45-foot building and identified as the environmentally superior alternative other than the No Project Alternative. Furthermore, the modified Project retains the same site location, footprint, general orientation, and massing as analyzed in the certified EIR Alternative 3. Accordingly, the modified Hotel's aesthetic impacts are consistent with those previously analyzed for Alternative 3, and no new or more severe aesthetic impacts would occur. Additionally, because the modified Hotel Project complies with the base zoning height (pre-Overlay), floor area ratio, and setback standards, it does not rely on the Overlay Ordinance to achieve its proposed scale or intensity, and therefore does not introduce development parameters beyond those previously evaluated under CEQA when the standards were adopted.

Moreover, pursuant to Public Resources Code Section 21099(d)(1), general aesthetic and parking impacts of the modified Hotel Project, as an infill project within a Transit Priority Area, shall not be considered significant environmental impacts. The modified Project qualifies under this provision, reinforcing that there would not be significant aesthetic impacts.

The Project is also subject to the Historic Site Plan and Architectural Review (HSPAR) and applicable design standards, which require findings that:

- The design is of high quality and harmonious with surrounding development;
- Building materials, color, and detailing are compatible with adjacent structures;
- The building's bulk, height, and massing are appropriate for the site and consistent with the character of the neighborhood;
- Any signage, lighting, and outdoor amenities are compatible with surrounding visual character; and,
- New buildings are differentiated from older buildings but compatible.

Because the modified Hotel complies with these requirements, retains the same footprint and general massing as Alternative 3, and incorporates design refinements consistent with the environmentally superior analysis, aesthetic impacts remain less than significant. No new sources of light or glare would be introduced, and shadow impacts and view corridors would be reduced relative to the original project. The modified Project's consistency with the Project identifies as Alternative 3 in the certified EIR underscores that its reduced height and refined design further reduce potential aesthetic impacts relative to the originally proposed six-story Hotel.

3.3 Historic Resources

The certified EIR evaluated potential impacts of the originally proposed 6-story Hotel on historic and cultural resources. A Historic Built Environment Assessment (HBEA) prepared during the EIR process concluded that the originally proposed Hotel would not result in a substantial adverse change to the Historic Commercial District. The EIR concluded that the project site does not contain historic resources and that with mitigation and compliance with Secretary of the Interior preservation

standards and the Historic Commercial District Guidelines, as well as with the City's HSPAR process, the project would have less than significant impacts on historic resources.

Since certification of the EIR, the Hotel Project has been modified to reduce the building height from approximately 68 feet to 45 feet and to incorporate refinements to building massing, fenestration patterns, and architectural detailing. The modified Hotel Project corresponds directly to Alternative 3 (Reduced Height) analyzed in the certified EIR. Alternative 3 was identified as the environmentally superior alternative (other than the No Project Alternative) and was expressly noted in the EIR to further reduce potential impacts to aesthetics, land use compatibility, and historic resources relative to the originally proposed six-story Hotel.

The modified Project retains the same site location, footprint, orientation, and general massing envelope evaluated in the EIR, but with a reduced overall scale and visual prominence. As a result, the modified Hotel Project does not introduce new conditions or circumstances that were not previously analyzed in the certified EIR.

A Historic Preservation Compliance Review was prepared by APD Preservation LLC, a qualified historic preservation professional, dated January 19, 2026, to evaluate the modified Hotel Project and concludes that the modified Hotel Project would not adversely impact the Historic Commercial District's character and setting, nor compromise its integrity. The City has reviewed the Compliance Review and concurs with its conclusions for the reasons summarized herein and as supported by the certified EIR record.

The Compliance Review evaluated the Project for consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Petaluma Historic Commercial District Design Guidelines, and applicable provisions of the City's Zoning Code. The review concluded that the Project complies with the Secretary of the Interior's Standards, including:

- **Standard 1**, by maintaining a compatible commercial use consistent with the historic function of the district;
- **Standard 9**, by ensuring that new construction is clearly contemporary while remaining compatible in scale, massing, materials, and spatial relationships; and
- **Standard 10**, by ensuring that the building could be removed in the future without impairing the integrity of the historic district.

Design features supporting these conclusions include the 45-foot building height consistent with Alternative 3, tripartite façade, with a distinct building base, middle, and top, articulated vertical bays, ground-floor commercial activation, flat roof with parapet, and materials and fenestration patterns that reflect the rhythm and proportions characteristic of historic commercial buildings in the district.

Because the Project is within the Historic Commercial District, it is required to obtain Historic Site Plan and Architectural Review (HSPAR) approval. Through HSPAR, the Project must demonstrate consistency with the Petaluma Historic Commercial District Design Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically applying the Rehabilitation Treatment standards for new construction. These requirements serve as enforceable design controls that ensure new development within the historic district does not adversely affect its

character, integrity, or ability to convey historical significance. Compliance with the Secretary of the Interior's Standards and the Design Guidelines will be required through conditions of approval and verified through final plan review to ensure the measures relied upon in this analysis are fully enforceable.

Preliminary review indicates that the modified Hotel Project is consistent with the Design Guidelines, including provisions related to building height, massing, façade articulation, pedestrian orientation, and compatibility with surrounding historic development patterns. Final design compliance will be confirmed through the HSPAR process prior to project approval.

Pursuant to CEQA Guidelines Section 15126.4(b)(1), a project that complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties is generally considered mitigated to a less-than-significant level. Based on the certified EIR analysis, the implementation of Alternative 3, the reduced height and scale of the modified Hotel Project, compliance with adopted mitigation measures, and the conclusions of the qualified historic preservation professional, the Project would not result in a substantial adverse change to the Petaluma Historic Commercial District.

Accordingly, impacts to historic resources associated with the modified Hotel Project would remain less than significant, and no new or additional mitigation measures are required beyond those adopted in the certified EIR. All applicable historic resource mitigation measures will be implemented for the modified Hotel Project, and, in combination with HSPAR review and compliance with the Secretary of the Interior's Standards, ensure that potential impacts are mitigated to a less-than-significant level.

4. FINDINGS AND CONCLUSIONS

As described above, the modified EKN Appellation Hotel Project will not result in new or more severe environmental impacts beyond those identified in the certified Downtown Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project EIR (SCH #2024040565), certified by the Petaluma City Council on February 24, 2025 (Resolution 2025-021). The Project modifications, primarily a reduction in building height from approximately 68 feet to 45 feet, refinements to the building architecture, and related site adjustments, affect only the environmental topics of aesthetics and cultural (historic) resources.

The modified Hotel Project will be subject to all applicable mitigation measures identified in the certified EIR. The Mitigation Monitoring and Reporting Program (MMRP) for the Project will be included as an exhibit to the Historic Site Plan and Architectural Review (HSPAR) resolution. Implementation of these measures ensures that no new or more severe environmental impacts would occur relative to those previously analyzed. Accordingly, no further environmental review beyond this Addendum is required.

Certain mitigation measures identified in the certified EIR were expressly conditioned on project features that required discretionary approvals, including a Conditional Use Permit for increased building height. Because the modified Hotel Project is consistent with Alternative 3 analyzed in the EIR, does not exceed 45 feet in height, and does not require a CUP for height, the conditions triggering mitigation measure Overlay CUL-1e are not present, and not applicable to the modified Project. All remaining applicable mitigation measures adopted in the certified EIR continue to apply and will be

implemented through project conditions of approval and the HSPAR process, as reflected in the MMRP Applicability Matrix.

In summary, the modified Hotel, as Alternative 3, represents the environmentally superior design in terms of historic resource protection, and no new or more severe impacts on historic resources will occur compared to the impacts previously analyzed in the certified EIR.

4.1 Findings

Based on substantial evidence in the record, the City of Petaluma, acting as Lead Agency, has considered whether further environmental review is necessary and has determined that it is not. None of the circumstances described in Public Resources Code Section 21166 or CEQA Guidelines Section 15162 triggering a subsequent EIR are present, as there are no:

1. Substantial changes in the project that would require major revisions of the certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes in the circumstances under which the project is undertaken that would require major revisions of the certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance that was not known and could not have been known at the time of certification, showing that any of the following would occur:
 - A. One or more significant effects not discussed in the certified EIR;
 - B. Significant effects previously examined would be substantially more severe than shown in the certified EIR;
 - C. Mitigation measures or alternatives previously found not feasible would in fact be feasible and would substantially reduce one or more significant effects, but the project proponents decline to adopt them; or
 - D. Mitigation measures or alternatives considerably different from those analyzed in the certified EIR would substantially reduce one or more significant effects, but the project proponents decline to adopt them.

The modified Hotel Project is consistent with Alternative 3, which was previously analyzed in the certified EIR and identified as the environmentally superior alternative other than the No Project Alternative. Because the Project was previously considered in the certified EIR, no previously infeasible mitigation measures or alternatives are being implemented and no new or substantially different mitigation measures are proposed. Accordingly, subsections C and D above are not triggered by the modified Hotel Project.

4.2 Conclusions

The modified Hotel Project is consistent with Alternative 3 analyzed in the certified EIR and would result in environmental impacts that are equal to or less than those previously analyzed. Based on these findings, the City concludes that preparation of this Addendum pursuant to CEQA Guidelines Section 15164 is appropriate.

This Addendum will inform the Historic Site Plan and Architectural Review Committee (or other decision-making body) as they evaluate the modified Hotel Project for compliance with applicable design and historic preservation standards prior to action on the discretionary entitlements.

5. REFERENCE DOCUMENTS

5.1 Appendices

- A. EKN Appellation Hotel SPAR Application, dated January 14, 2026.
- B. Secretary of the Interior's Standard, Petaluma Historic Commercial District and Petaluma Zoning Code 15.070(A)(2) Consistency Analysis for EKN Appellation Hotel Project, prepared by APD Preservation, February 4, 2026.
- C. Mitigation Monitoring and Reporting Program (MMRP) Applicability Matrix

5.2 Other Referenced Documents

- 1. Housing and Economic Opportunity Overlay and EKN Appellation Hotel Project Environmental Impact Report, certified by City Council Resolution 2025-021, February 24, 2025.
- 2. City Council Resolution 2025-021, approved February 24, 2025.