

SUBJECT: ZONE TEXT AMENDMENT REQUIRING ART ON
 CONSTRUCTION FENCING

INITIATED BY: DEPARTMENT OF COMMUNITY DEVELOPMENT
 (Bianca Siegl, Long Range & Mobility Planning Manager)
 (Garen Srapyan, Associate Planner)

STATEMENT ON THE SUBJECT

The Planning Commission will hold a public hearing to consider an amendment to the Zoning Ordinance to introduce new standards that require art to be installed on construction fencing for certain commercial development projects.

RECOMMENDATION

Staff recommends that the Planning Commission hold the public hearing, consider all pertinent testimony, and adopt the following:

- 1) Draft Resolution No. PC 17-1196: **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT TO REQUIRE ART TO BE INSTALLED ON CONSTRUCTION FENCING FOR CERTAIN COMMERCIAL PROJECTS, LOCATED CITYWIDE, WEST HOLLYWOOD, CALIFORNIA” (EXHIBIT A)**

OVERVIEW OF PROPOSED AMENDMENT

At present, the City of West Hollywood allows all development projects to install art on construction fencing. The proposed zone text amendment introduces new standards requiring specific commercial development projects to install art on construction fencing. This item was continued from May 5, 2016 to allow the Arts Division staff and the City Attorney to review and evaluate the art approval process.

BACKGROUND

In October 2015, the City Council directed staff to (1) propose a timeline for drafting a zone text amendment requiring temporary art installations on construction fencing for commercial development sites and (2) collaborate with the Arts Division to develop an approval process for the artwork in the program (Exhibit D). In January 2016, staff (1) returned to the City Council with a timeline and (2) a proposed art on construction fence approval process. While the Planning Commission maintains purview over changes to the Zoning Ordinance, the art approval process – which is not codified in this amendment – does not require Planning Commission review and approval. With the Planning Commission’s recommendation, the City Council will review this proposed amendment along with the Art on Construction Fence approval process established by the Arts Division.

In order to express the unique creative culture of the City and transform construction fences from merely safety barriers into publically visible community art assets, the proposed amendment will require temporary art on construction fencing for certain commercial development projects. The Arts Division has proposed a streamlined Art on Construction Fence approval process to facilitate the placement of this art. Other development projects in the City (not covered by this ordinance) may also elect to participate in this art program. By requiring developers of certain larger commercial projects to install art on their construction fencing, the art will function as a valuable outlet for artists to share their talents with the community and allow opportunities for convivial engagement – contributing to the dynamic and creative vitality of the City.

Staff conducted a survey of how other cities are addressing art on construction fencing, finding that West Hollywood will be one of the first to establish such a requirement. This proposed amendment, along with the construction fence art approval process, will reinforce the City's reputation for progressive values and reflect the City's commitment to artists and the many benefits of – and community's need for – public art. Please see Exhibit B for an overview of how certain other cities are addressing art on construction fencing.

Proposed Standards

Under current regulations, a developer that wishes to install art on their projects' construction fence must submit a Temporary Art Application to the Arts Division, which is reviewed/approved by the Arts & Cultural Affairs Commission. While this process allows for art to be installed on construction fencing, the proposed amendment requires larger commercial projects to install art on construction fencing and helps establish a more direct and streamlined process to encourage art on construction fencing for all types of projects.

The proposed amendment will require specific commercial development projects to install art on the project's construction fencing which faces a commercial right-of-way. The recommended amendment addresses the following:

Applicable development projects: Construction fencing is required to comply with the construction fencing requirements established by the California Building Standards Code and the projects Construction Mitigation Plan. The following types of commercial development projects would be *required* to install art on the project's construction fencing along the frontage facing the commercial corridor:

1. Commercial projects with ten thousand square feet or more of building area; and/or
2. Commercial projects requiring a demolition permit.

The thresholds above will apply to construction fencing for large commercial development projects and only apply to the commercial-facing frontage of the construction fence. For such projects, noticing for art on construction fencing will occur during Planning Entitlements and will be included as a condition of approval prior to the

issuance of any building permits. The following language will be added into the conditions of approval for applicable commercial projects:

*Prior to issuance of Building Permits, the applicant shall submit an Art on Construction Fence Application for review and approval by the Arts Division.
(_____AD)*

Prohibition of advertisements on construction fencing: Advertising on construction fencing is to remain prohibited. Any art and signage must comply with the City's sign standards as per Chapter 19.34 - Sign Standards. Names of architects, contractors, designers, financing institutions, future occupancy signs, renderings, and/or information on the project are permitted and shall comply with the standards in Section 19.34.050 (F) - Temporary Signs.

Installation of artwork: All applicable projects will be required to install art on the construction fence within five business days of the construction fence assembly. Upon the completed installation of the artwork on the construction fence, the applicant will be required to submit photographic documentation to the Arts Division within fourteen business days.

Maintenance of artwork: Due to the exposed and public nature of commercial construction fencing, the applicant will be required to maintain the integrity of the artwork on the construction fence and be required to refabricate and reinstall if any deterioration occurs such as major image fading and tearing.

Accordingly, the Planning Commission is hereby asked to recommend to City Council the above amendment to the Zoning Ordinance.

Approval Process for Art on Construction Fencing

Over the past year, the Arts Division has carefully worked with the City Attorney to modify the art 'Review and Evaluation Criteria' in order to ensure compliance with the First Amendment. The Arts Division has carefully developed the Art on Construction Fence approval process so as to not pose undue burden on developers and/or inject delay into projects. Upon the Arts Division approval of an application for art on construction fencing, the applicant will be required to file a zone clearance permit with the Planning Division and pay the zone clearance permit fee in the amount of \$106.47 (fee subject to change). At a minimum, the artwork will be printed on vinyl and attached to the construction fence, replacing the green mesh commonly used on construction fencing. The City will encourage use of environmentally friendly materials and welcomes the use of other types of materials (e.g. plywood, plaster, string, etc.), subject to City review and approval.

The application process will happen during concurrent plan check and will allow ample time for the applicant to select an artist and/or non-profit art organization from the City's pre-approved non-profit art organization list and submit an application to the Arts Division for review. Upon approval of this program by the City Council, the Arts Division will issue a Request for Qualifications (RFQ) for non-profit art organizations to be included in a pre-approved non-profit organization list for the Art on Construction Fence Program. Staff will work with non-profit art organizations to develop a fee structure for

art on construction fencing. Please see Exhibit C for more information on the proposed art on construction fence program.

Potential Development Projects Affected

If the proposed thresholds delineated above were in effect today, there would be an opportunity to engage roughly sixteen commercial development projects currently under construction. Requiring art on construction fencing could alleviate the visual impact of heightened construction along the City's commercial corridors (e.g. Santa Monica Blvd., Sunset Blvd., and Melrose Ave.) while also functioning as a community art asset for West Hollywood residents, visitors, and regional commuters alike.

Public Notice

The City published a legal notice in the Beverly Press and West Hollywood Independent on July 7, 2016. In addition to the noticing required by the Municipal Code, the Planning Division noticed all West Hollywood neighborhood groups by July 7, 2016.

California Environmental Quality Act (CEQA)

The proposed zone text amendment is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No possibility exists that the proposed zone text amendment would have a significant effect on the environment because the zone text amendment would reduce the negative aesthetic impact of construction fencing.

Planning Commission Long-Range Planning Subcommittee

The Long-Range Planning Subcommittee discussed the proposed zone text amendments on February 18, 2016 and March 17, 2016. During the February 18, 2016 meeting, the subcommittee highlighted some concerns and questions on the art approval process. Staff returned to the subcommittee on March 17, 2016 with an updated approval process and proposed amendment to the Zoning Ordinance. The Commissioners were supportive of the amendment and requested staff to clarify the types of commercial projects that will be required to install art on construction fencing.

Public Comment & Correspondence

Staff presented the proposed amendment to the West Hollywood Chamber of Commerce Government Affairs Committee on March 8, 2016. The Chamber members recommended that the City should continue to allow for art to be installed on construction fencing in its Zoning Ordinance rather than making it a requirement for certain projects. Additionally, the Chamber expressed some concern that the proposed amendment could be costly and burdensome for commercial project developers.

EXHIBITS

- A. Draft Resolution No. PC 17-1196
- B. Art on Construction Fence Case Studies
- C. Proposed Art on Construction Fence Program
- D. October 5, 2015 City Council Staff Report

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RESOLUTION NO. PC 17-1196

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF WEST HOLLYWOOD, RECOMMENDING TO
THE CITY COUNCIL APPROVAL OF A ZONE TEXT
AMENDMENT TO REQUIRE ART TO BE INSTALLED ON
CONSTRUCTION FENCING FOR CERTAIN
COMMERCIAL PROJECTS, LOCATED CITYWIDE, WEST
HOLLYWOOD, CALIFORNIA.**

The Planning Commission for the City of West Hollywood hereby finds, resolves, and orders as follows:

SECTION 1. The City of West Hollywood initiated an amendment to the Zoning Ordinance, Article 19 of the Municipal Code to require art to be installed on construction fencing of commercial projects.

SECTION 2. A public hearing was duly noticed for the Planning Commission meeting of March 23, 2017 by publication in the Beverly Press newspaper, the West Hollywood Independent Newspaper on March 23, 2017, required state and local agencies, the City website and by announcement on City Channel 6 by March 23, 2017.

SECTION 3. This zone text amendment is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No possibility exists that the proposed zone text amendment would have a significant effect on the environment because the zone text amendment would reduce the negative aesthetic impact of construction fencing.

SECTION 4. The Planning Commission of the City of West Hollywood hereby finds that Zone Text Amendment 2016-0002 is consistent with the Goals and Policies of the General Plan, specifically Policy LU-1, which states that the City should, "maintain an urban form and land use pattern that enhances quality of life and meets the community's vision for its future" and Policy HS-2, which states that the City should "support and encourage arts and culture in West Hollywood." These proposed zone text amendment will help meet this goal by providing a publicly visible community art asset and contributing to the creative and dynamic vitality of the City and not impede meeting General Plan goals.

SECTION 5. Based on the foregoing, the Planning Commission of the City of West Hollywood hereby recommends approval to the City Council of Zoning Text Amendment 2016-0002, which is attached hereto as Attachment A.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 6th day of April, 2017 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

DAVID AGHAEI, CHAIRPERSON

ATTEST:

BIANCA SIEGL, PLANNING MANAGER
LONG RANGE AND MOBILITY PLANNING

Decisions of the Planning Commission are subject to appeal in accordance with the procedures set forth in West Hollywood Municipal Code Chapter 19.76. Any action to challenge the final decision of the City of West Hollywood made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section §1094.6.

Attachment A

ZONE TEXT AMENDMENT 2016-0002 WEST HOLLYWOOD MUNICIPAL CODE SECTIONS TO BE MODIFIED

(New text indicated with underlining, deleted text with strikethrough.)

Section 1: A new Section 19.20.240, Art on Construction Fencing in Chapter 19.20 of Title 19 of the West Hollywood Municipal Code is added to read as follows:

Section 19.20.240 Art on Construction Fencing

A. Applicability.

1. Required. Commercial properties under construction shall install temporary art along the perimeter construction fence of the property adjacent to the commercial facing public right of way if:

a. The construction requires a demolition permit under Chapter 19.50 Demolition Permits; or

b. The construction is for a development project of more than ten thousand square feet.

The construction fence shall meet the requirements of Title 13 – Buildings and Construction of the West Hollywood Municipal Code and the project's construction mitigation plan and the temporary art shall comply with the provisions of this Section.

2. Allowed. All other commercial properties under construction may install temporary art onto the property's construction fence, provided that the fence complies with the requirements in Title 13 – Buildings and Construction of the West Hollywood Municipal Code and the project's construction mitigation plan and the temporary art shall comply with the provisions of this Section.

B. Review Authority. Prior to the issuance of any building permits, an Art on Construction Fence application shall be submitted to the Arts Division. Applications that will use an artist from a list of pre-approved non-profit art organizations may be approved by the Arts Division and shall be reviewed in accordance with the Art on Construction Fence Program Guidelines established by the Director of Economic Development. Applicants shall be notified of approval or request for changes within ten (10) business days of application submittal. Art on Construction Fence applications that will use other artists shall receive approval by the Arts and Cultural Affairs Commission.

C. Advertisements. Use of advertisements on construction fence artwork shall not be permitted in accordance with Section 19.34.090 - Prohibited and Restricted Signs. Names of architects, contractors, designers, financing institutions, future occupancy signs, renderings, and/or information on the project are permitted and shall comply with the standards in Section 19.34.050 (F) - Temporary Signs.

D. Installation. The applicant shall install the artwork on the construction fence within five (5) business days of the assembly of the construction fence. Additionally, the applicant shall submit photographic documentation of the completed installation of the artwork on the construction fence to the Arts Division staff within fourteen (14) business days.

E. Maintenance of Artwork. The applicant shall maintain the integrity of the artwork on the construction fence and may be required to repair or reinstall if significant deterioration occurs.

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ART ON CONSTRUCTION FENCE CASE STUDIES

	IMPLEMENTATION	GOVERNING AGENCIES
Los Angeles, CA	The South Park's Business Improvement District (SPBID) developed a Public Art Plan that addresses the use of long-term development projects as temporary sites for public art. SPBID partnered with non-profits and local artists to implement SPBID's vision on construction fencing.	<ul style="list-style-type: none"> ○ DoArt (Local Non-profit) ○ Local Artists ○ SPBID
San Francisco, CA	The San Francisco Arts Commission manages RFP's and RFQ's related to public art installations. A partnership between the San Francisco Art Commission and with the city's Public Works Department assists in generating a pool of local artists through the City's StreetSmArts program.	<ul style="list-style-type: none"> ○ StreetSmArts Program ○ San Francisco Arts Commission ○ San Francisco Public Works
New York, NY	New York City regulates the construction and design of fencing through plan examination. Art proposals are directed by non-profits, developers, and City initiated programs.	<ul style="list-style-type: none"> ○ NYC DOT Art ○ NYC Department of Transportation & Community Organization Partnership ○ Art-Bridge (Local Non-profit) ○ Developers
Seattle, WA	The City of Seattle's Arts & Culture Department administers a call for artist proposals. Proposals are related to a specific construction projects based on the City's choosing.	<ul style="list-style-type: none"> ○ The City of Seattle ○ Arts & Culture Department's CFP Program
Boulder, CO	Developers independently initiate and manage construction fence art for their construction projects. Some developers have undertaken contests to select contextually sensitive submissions.	<ul style="list-style-type: none"> ○ Developers

EXHIBIT C
ART ON CONSTRUCTION FENCE PROGRAM
Arts Division

ART ON CONSTRUCTION FENCE PROGRAM

1. Applicant shall review the Pre-Qualified Non-profit Arts Organizations list provided by the City and select an organization to implement the Art on Construction Fence project prior to submitting an online application for the project.
 - a) The Arts and Cultural Affairs Commission will develop a pre-qualified list of non-profit arts organizations that have access to large numbers of artists and experience in public mural installations. City will provide the list of pre-qualified arts organizations to the applicant and the list will also be available online.
 - b) **WEHO MURALIST ROSTER**
Alternatively, an applicant has the option to work independently with an artist of their choice. If this option is selected then the artist must register for the WEHO Muralist Roster and meet the minimum requirements for the Roster. The Roster application will be reviewed by Arts Division Staff simultaneously with the Art on Construction Fence Application.

All Muralist Roster applications are considered using the following criteria:
 - i. Proven artistic merit and strong professional qualifications as demonstrated through previous public art experience or gallery and/or museum exhibitions.
 - ii. Ability to execute a high quality artwork as demonstrated in the images of past mural work and/or public exhibitions.
2. Application Review Process
 - a) Applicants should notify the Public Art Coordinator of their intention of submitting an application as soon as possible.
 - b) Applicant shall complete the Art on Construction Fence Application online. Incomplete applications will not be accepted.
 - c) Staff will notify applicants of approval or request for changes within ten (10) business days of receiving the Art on Construction Fence Application.
 - d) If an artwork or mural goes up without the approval of the Arts Division Staff, the owner hosting the artwork may be subject to a citation and fine by the City's Code Compliance Division.
 - e) Staff will provide monthly updates to the Art on the Outside Subcommittee and Arts and Cultural Affairs Commission on any approved applications and/or installed Art on Construction Fence projects.

- f) The City reserves the right to reject any application if it presents a public safety risk or potential liability issues.
- g) Applicant shall retrieve building permits and pay required fees.
 - Once an Art on Construction Fence Application is approved by the Arts Division Staff, the applicant is required to file a zone clearance permit with the Planning Division and pay the zone clearance permit fee.
- h) Applicant shall install the Art on Construction Fence project within five (5) business days of setting up the construction fence.
- i) Applicant shall submit photographic documentation of the completed project to Arts Division Staff within ten (10) days of the installation.

3. Art on Construction Fence Program Rules

- a) All applicants must submit a West Hollywood Art on Construction Fence Application and receive approval from the City prior to installation. Applications will be reviewed based on the Art on the Outside 'Review and Evaluation Criteria' adopted by the Arts and Cultural Affairs Commission, as may be amended from time to time.
- b) An Art on Construction Fence artwork shall be on exhibition as long as the site is under construction and requires the use of construction fencing.
- c) The artwork must not impede or have an adverse effect on the safe and efficient movement of vehicular or pedestrian traffic.
- d) An artwork placed on a private structure becomes the physical property of the building/property owner/developer. As such, the building/property owner/developer is responsible for periodically monitoring the condition of the artwork and facilitating its care and maintenance, assuming any costs associated with its maintenance, repair and/or removal.
- e) The proposed artwork shall be an original work of art. The artwork shall be designed and constructed under the supervision of a qualified artist/muralist or other qualified professional who has sufficient knowledge and experience in the design and execution of such projects, as well as with the application of the selected medium.
- f) Requests for artwork approvals must be received no later than 30 days prior to actual implementation of design. Artwork design approval does not constitute acceptance into the City's Civic or Urban Art Collection, unless specifically commissioned by or acquired by the Urban Art Subcommittee for the City of West Hollywood (or approved as part of an Urban Art project in conjunction with the City's Urban Art Ordinance, which would then be reviewed under a separate process).

- g) Once the Arts Division Staff has approved the proposed artwork design, the artist may not make "alterations" to the design without returning to City staff for approval of the changes prior to implementation of the mural. "Alteration" includes any change to a permitted mural, including but not limited to any change to the image(s), materials, color, or size of the permitted artwork. "Alteration" does not include naturally occurring changes to the mural caused by exposure to the elements or the passage of time.

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DEFINITIONS:

ART ON CONSTRUCTION FENCE

The Art on Construction Fence Program is operated under the City's Mural Program, which is administered by the Arts and Cultural Affairs Commission as part of the Art on the Outside Program. The Construction Fence Art Program enriches the existing Mural Program but follows an independent, expedited review process with Arts Division staff. The Construction Fence Art Program transforms the function of a construction fence as a safety barrier into a canvas for art that can bring people together in welcoming ways. The images on the fence will provide both an outlet for creative artwork to be showcased in the City and allow for opportunities for engagement – contributing to the dynamic and creative nature of the community.

MURAL

For the purposes of the West Hollywood Mural Program, a mural is defined as a large-scale artwork, painting or mosaic, applied to or mounted directly to an exterior surface of a building, construction fence or other structure and that is visible from the public right-of-way. Its primary intent is to be artistic in nature, rather than purely information, creative signage or commercial signage.

The emphasis of the mural will be on "artistic expression" and must not espouse a particular religious, political or ideological viewpoint. Mural proposals shall not include designs that would be considered inappropriate and/or indecent by community standards. A mural shall not indicate or describe in narrative, the form of commercial activity that happens *inside* a building. All mural proposals containing any signage elements, as defined in the City of West Hollywood Municipal Code, will be redirected to submit an application through the Planning Division.

MAINTENANCE

The City of West Hollywood does not take responsibility for maintenance and preservation of murals unless placed upon City property. A mural placed on a private structure becomes the physical property of the building/property owner. As such, the building/property owner is responsible for periodically monitoring the condition of the mural and facilitating its care and maintenance, assuming any costs associated with its maintenance, repair and/or removal. Murals not maintained properly may be subject to Code Compliance penalties and removal.

SUBJECT: CONSTRUCTION FENCE ART PROGRAM

INITIATED BY: MAYOR PRO TEMPORE LAUREN MEISTER

PREPARED BY: Andi Lovano, Acting Senior Management Analyst



STATEMENT ON THE SUBJECT

The City Council will consider directing the Community Development Department to work with the Arts & Economic Development Division to develop a Construction Fence Art Program in West Hollywood.

RECOMMENDATION

1. Direct the Community Development Department to return to City Council within 90 days with an implementation plan for the Construction Fence Art Program that includes a proposed timeline for:
 - a. Drafting a Zone Text Amendment to require temporary art installations on construction fencing on commercial development sites.
 - b. Collaborating with the Arts & Economic Development Division to develop an approval process for the artwork in the program.

BACKGROUND ANALYSIS

The City Council originally received this report at its meeting on September 21, 2015. The item was pulled from the Consent Calendar and is being brought to the meeting of October 5, 2015 for further discussion.

The West Hollywood Municipal Code requires construction fences to be erected on properties that are vacant, abandoned, or undeveloped for more than 90 days. The fence must be at least six feet tall and the location, type, and method of installation is subject to approval of the Director of Community Development before installation. A fence can only be chain-link if the property is actively being developed pursuant to a current and valid building permit.

Construction fences can be seen as eyesores, but they can also be seen as blank slates, representing wonderful opportunities to reduce the impacts of a construction site through temporary art installations. This item would direct the Community Development Department (CDD) to develop a Construction Fence Art Program that would require construction fences on commercial development sites to feature temporary art installations. This item would also direct CDD to work with the Arts & Economic Development Division to develop a process to approve artists and artwork for the

installations. CDD will return to the City Council within 90 days with an implementation plan for the new program.

Other cities, such as Seattle and New York, have developed programs to encourage construction fences and scaffolding to be turned into artwork. The Seattle program focused on a specific city block that was under construction. It included the work of eight artists who developed temporary, large-scale, colorful panels for the construction fencing. The New York program is managed by a nonprofit organization called ArtBridge, which aims to transform urban spaces by covering the estimated 192 miles of street-level construction scaffolding in New York into canvas for emerging artists.

West Hollywood, as the Creative City, has a robust public art program that is unique and innovative. The Art on the Outside program provides temporary arts exhibits in City Parks and street medians. The Urban Art Program, initiated in 1987, requires developers of certain projects to contribute one percent of the project cost to public art. Developers have the option of placing artwork on-site or contributing funds to the City's Public Art and Beautification Fund. The Art on the Outside Program and the Urban Art Program promote interest in the arts and add vibrancy to the City's urban fabric. The Construction Fence Art Program would expand on these existing City initiatives. It would also encourage creative uses of public spaces, which is one of the recommendations of the recently released 2015 Innovations Annual Report.

CONFORMANCE WITH VISION 2020 AND THE GOALS OF THE WEST HOLLYWOOD GENERAL PLAN

This item is consistent with the Ongoing Strategic Program of **Enhance the Cultural and Creative Life of the Community**. In addition, this item is also consistent with the following General Plan goals:

LU-1: Maintain an urban form and land use pattern that enhances quality of life and meets the community's vision for its future.

HS-2: Support and encourage arts and culture in West Hollywood.

EVALUATION

N/A

ENVIRONMENTAL SUSTAINABILITY AND HEALTH IMPACTS

N/A

OFFICE OF PRIMARY RESPONSIBILITY

Community Development Department

FISCAL IMPACT

None at this time. Staff will incorporate activities related to this resolution into currently budgeted work plans.

Previous Council Staff Report

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