

MINUTES

Joint Meeting of the Scotts Valley City Council and Redevelopment Agency Board of Directors

Date: August 15, 2007

POSTING:

The agenda was posted on 8-10-07
at City Hall, the SV Senior Center, and
the SV Library by the City Clerk.

CALL TO ORDER 6:00 p.m.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

Present:

Mayor Bustichi
Vice Mayor Johnson
Council Member Aguilar
Council Member Barrett
Council Member Reed

City Manager Comstock
City Attorney Powell
Deputy City Mgr/Admin Svs Dir Ando
Police Chief Weiss
Public Wks Director Anderson
Community Development Dir Russell
Planning Consultant Westman
Associate Planner Bateman
City Clerk Ferrara

COMMITTEE REPORTS CM Aguilar reported that AMBAG met and discussed the regional imagery project, which is aerial mapping of the region to show land use, transportation corridors, etc. She stated that AMBAG also discussed and supported in concept the green building legislation that is being introduced by Assembly Member Laird.

Mayor Bustichi, Skypark Subcommittee, reported that Riley, Pratt & Norton have formally submitted a letter requesting termination of the Pre-Development Agreement. He stated that Riley, Pratt & Norton are looking at pulling away and doing less of the project, due partially to land acquisition issues and the decision by the City to move forward with the Specific Plan of the Town Center. Mayor Bustichi announced that a public meeting will be held on Tuesday, August 28 from 6:00 to 8:00 p.m. at the Scotts Valley Community Center. He stated that we will be looking at the concept plan for the Town Center and invited the public to attend and provide input.

PUBLIC COMMENT Les Stagnaro, 1592 Lockhart Gulch Road, stated that no one had contacted him per his request at a Council meeting in January of this year regarding a copy of an EIR report done approximately 15 years ago regarding propane relocation. CM Comstock stated that he had called Mr. Stagnaro a few days after the meeting to let Mr. Stagnaro know that the 1994 Specific Plan he had

referred to was available and that he could come into City Hall to review the document. CM Comstock stated that Mr. Stagnaro had never come into review the document.

John Roberson requested that the City Council look into installing audible traffic signals on Scotts Valley Drive at Civic Center Drive, the Middle School, and Granite Creek Road. He stated that the quieter cars that are now on the streets make it very difficult for him to cross the street safely. CM Aguilar responded that additional audible signals are in the Capital Improvement Program (CIP) and stated that the City will continue to look into this issue. Mayor Bustichi requested that the Public Works Director, Ken Anderson, place this item on the Traffic Safety Committee agenda for discussion at the next meeting.

In response to Mr. Stagnaro's comments, CM Reed stated that he recalled that CM Comstock had responded to Mr. Stagnaro's concerns and comments at the City Council meeting following the one where Mr. Stagnaro had voiced his concerns. CM Reed requested that staff provide a copy of CM Comstock's remarks to Mr. Stagnaro.

CM Barrett thanked the Scotts Valley Chamber of Commerce and congratulated them for the excellent job they did on the Art & Wine Festival held at Skypark on August 11-12, 2007. He also thanked all of the volunteers for their time and effort on this event.

**ALTERATIONS TO
CONSENT AGENDA**

***M/S: Barrett/Aguilar
To approve the Consent Agenda.
Carried 5/0***

Consent Agenda:

- A. Approve Joint City Council/RDA meeting minutes of 8-1-07, 6-20-07, 9-20-06
- B. Approve check register – 7-30-07
- C. Approve new job classification and class specification for Senior Accounting/Human Resources Technician and salary range
- D. Approve Consultant Services Agreement between the City of Scotts Valley and Susan C. Westman for services as Interim Community Development Director

**ALTERATIONS TO
REGULAR AGENDA**

***M/S: Barrett/Aguilar
To approve the Regular Agenda.
Carried 5/0***

REGULAR AGENDA

1. Discussion: Fire Code update

Chief McMurry, Scotts Valley Fire Protection District, presented the written staff report and responded to questions from Council. He stated that the Fire District Board of Directors will be holding a public hearing at their regular meeting of October 10, 2007 to discuss the adoption of the Scotts Valley Fire Protection District Fire Code. He stated that the Code will then be forwarded to the City Council for final ratification, modification, or denial of amended building standards.

Mayor Bustichi questioned the wording in the exemption for fire sprinklers if the building footprint does not change, but a second story is added that would increase the square footage by 50%. Chief McMurry stated that an increase of 50% of the square footage would trigger a sprinkler system, and he would clarify the language in this section.

CM Aguilar asked if there was any way to require a 2-hour fire wall in the new code (instead of a 1-hour fire wall) to further enhance safety, since it is required in the current code. Chief McMurry responded that he would take CM Aguilar's comments to the Fire Board, however, this occurrence is rare and he is not sure that it is necessary, especially with the sprinkler systems and the compartmentalization of buildings.

2. Future Council/RDA agenda items

CM Aguilar stated that with the start of school, she would like the Traffic Safety Advisory Committee to discuss pedestrian safety on Scotts Valley Drive at the following intersections: Mt. Hermon Road, Bean Creek Road, Quien Sabe, and Oak Creek. She also requested that they discuss synchronization of traffic signals on Scotts Valley Drive.

PUBLIC HEARINGS

3. Consideration of a four story 27,265 square foot residence hall for 120 students / PD06-004 / DR06-015 / Bethany University / 800 Bethany Drive / APN's 23-041-09, 23-072-01 & -08

AP Bateman presented the written staff report and responded to questions from Council.

Dr. Max Rossi, President of Bethany University, reviewed the history and vision of Bethany University. He stated that they want to be a good neighbor. He stated that he expected growth of approximately 5% per year, and that they will be renovating the older buildings once the new buildings are available.

Larry Winelle, Architect for the proposed residence hall, provided an overview of the proposed project and presented a Power Point slide show of the proposed project.

CM Reed stated that ultra-low flush toilets and waterless urinals would provide an even greater water savings than low flow toilets and stated that he would like to see this as a requirement. He also questioned what the net increase in students would be. Dr. Rossi responded that a 5% increase would equate to approximately 10-15 students per year.

Mayor Bustichi stated that he likes the architecture and design. Regarding traffic and speeding, he recommended that instead of installing speed bumps, Bethany look into slowing traffic by installing a new lighting system that is available. He stated that the system has blue lights in the road that come on as a car nears them.

PUBLIC HEARING OPENED - 7:36 PM

Jack Dilles, Scotts Valley resident and Trustee of Santa Cruz County Office of Education, spoke in favor of the project and stated that he feels Bethany University is a major asset to Scotts Valley.

Sharon Evans, Bethany Way, stated that she had a few questions for Dr. Rossi and the architect, Mr. Winelle. (1) Will the new building be co-ed? Dr. Rossi responded that the decision had not been made yet. (2) What will happen to the existing dorms? Dr. Rossi responded that they will continue to use the existing dorms, and they plan to retrofit Swanson Hall, which will be addressed in the Campus Master Plan for Bethany. (3) What color will the new building be? Dr. Rossi responded that they are moving toward neutral/earth tone colors. (4) How long will the construction take? Dr. Rossi responded that their goal is to start construction in the summer of 2008 with occupancy in the fall of 2009. He stated that they are trying to raise \$7.5 million, and to date they have raised \$3 million. (5) Is it possible to get a copy of the Master Plan? Mr. Winelle responded that the Master Plan is currently in progress, however, Ms. Evans is welcome to come into the office at Bethany to review any information that is available. Dr. Rossi stated that the Campus Master Plan is a complicated and lengthy process that will include the buildings, the academic master plan, the technology master plan, plumbing, electrical, water, etc., which will point them toward how the university will look ten to twenty years from now. (6) How will the green building ordinance affect project? Mr. Winelle responded that they are planning on following the basic principles of green building, but they are not looking for LEED (Leadership in Energy and Environmental Design) certification. (7) What will happen to the existing trail that loops behind the buildings. Mr. Winelle responded that the fire road/trail will remain. (8) What is the impact on the creek? Mr. Winelle responded that new storm drain systems will be installed in the existing and new parking lots. He stated that the water will be diverted to a distribution filtering system before it goes to the tributary that eventually leads to the creek. (9) Ms. Evans stated that she noticed that notices had been taped to residences on Bethany Drive regarding the July meeting at Bethany, and she did not receive notification on Bethany Way. Dr. Rossi responded that his instructions were to include Bethany Way and he was not sure what had happened, but he would make sure that Ms. Evans and the Bethany Way residents were notified in the future. Dr. Rossi stated that they will continue to host town hall meetings on campus for the community during this process.

PUBLIC HEARING CLOSED - 7:49 PM

M/S: Aguilar/Barrett

To approve Resolution No. 1802 certifying the mitigated negative declaration for a new 27,256 square foot residence hall on the Bethany University Campus // APNs 023-041-09 / 023-072-01 & -08, including the recommendation from the Water District as follows: "All requirements of the Scotts Valley Water District shall be met and written acknowledgment from the Water District shall be presented to the City stating that all requirements have been met prior to issuance of a grading or building permit for the project".

Carried 5/0

CM Reed requested that Bethany work closely with the Water District on the implementation of water saving measures.

M/S: Aguilar/Barrett

To introduce Ordinance No. 16-ZC-207 approving a planned development zoning for a new 27,256 square foot residence hall on the Bethany University Campus // APNs 023-041-09 / 023-072-01 & -08 and waive the reading thereof.

Carried 5/0

M/S: Aguilar/Barrett

To approve Resolution No. 1802.1 approving a planned development permit (PD06-004) and design review (DR06-015) for a new 27,256 square foot residence hall on the Bethany University Campus // APNs 023-041-09 / 023-072-01 & -08.

Carried 5/0

4. Consideration of an ordinance creating the City of Scotts Valley Green Building program / Citywide / AZO07-003

PC Westman presented the written staff report and responded to questions from Council. She stated that no action is required at this time because action will be taken under agenda item 8.

PUBLIC HEARING OPENED - 7:56 PM

Sharon Evans, on behalf of the US Green Building Council-Northern California, Monterey Bay Chapter (USGBC-NCC), spoke in support the green building ordinance. She stated that a meeting of the USGBC-NCC will be held on September 5 at the Moss Landing Marine Labs from 6-8 pm to present a progress update of green building programs in all the cities (and counties) of Santa Cruz, San Benito, and Monterey Bay counties.

PUBLIC HEARING CLOSED - 7:57 PM

5. Consideration of amendments and updates to the large family day care regulations and residential care facility regulations / Citywide / AZO07-001

PC Westman presented the written staff report and responded to questions from Council. She stated that no action is required at this time because action will be taken under agenda item 8.

PUBLIC HEARING OPENED - 8:02 PM

Hiranya Brewer, Childcare Planning Council for Santa Cruz County, thanked the City Council and City staff for their hard work and diligence on the new ordinance for large family childcare homes. She stated that they are pleased with the result, however, they have one last request that the Council reduce the 500 square foot density limit for large family childcare homes.

PUBLIC HEARING CLOSED - 8:05 PM

CM Reed requested the following change on page 6 of the staff report, Attachment A, Large Family Child Care, Item 4b, first sentence: *Is either situated on a lot zoned for single family dwellings or meets a minimum standard of fifty seventy-five square feet of outdoor activity space for each child.* He also requested that staff be sure that the provision is eliminated establishing a set time when outdoor play time is allowed. The majority of the Council concurred with this change.

CA Powell stated that this would be a significant change to Ordinance No. 16-123, therefore, when Council gets to item 8 on the agenda, we would remove Section 55 of Ordinance No. 16-123 and bring a revised ordinance back to the next Council meeting reflecting these changes.

7. Consideration of zoning ordinance amendments to streamline and clarify the City's zoning process / AZO07-004

PC Westman presented the written staff report and responded to questions from Council. She stated that no action is required at this time because action will be taken under agenda item 8.

PUBLIC HEARING OPENED - 8:10 PM

Perry Cross, Lucia Lane, requested that item 7 be voted on separately from item 6 because he feels that they do not relate to each other. CA Powell responded that no vote will be taken until item 8, which is an overall zoning amendment that incorporates all of the changes required under the Housing Element. She stated that Council has the option to remove any sections that they would like to from Ordinance No. 16-123, under item 8, to be voted on at a future meeting.

PUBLIC HEARING CLOSED - 8:12 PM

6. Consideration of zoning ordinance text and rezoning various properties to implement the Housing Element / AZO07-001

PC Westman presented the written staff report and responded to questions from Council. She stated that no action is required at this time because action will be taken under agenda item 8.

PUBLIC HEARING OPENED - 8:15 PM

Steven Winters, representing property owners in Scotts Valley Heights, stated that he has a petition with over 100 signatures in opposition to the rezoning of lots 5, 6, and 7 along Scotts Valley Drive. He stated that they understand the City met their legal requirements for noticing, however, they feel the City did not properly notice the property owners in this area. He stated that they are requesting that the City Council remove parcels 5, 6, and 7 from the Very High density residential zoning change. They would like any rezoning to be considered only when there is a specific project proposed for these parcels. They are concerned about: decreased property value, increased traffic on Oak Creek Boulevard, increased pedestrian traffic to the Middle School, and increased noise. He stated that they would prefer commercial or lower density residential zoning.

Jody Cramer, 8 Suzanne Lane, spoke in opposition to the rezoning of lots 5, 6, and 7, and stated that she does not feel it is appropriate to bundle these items together in one ordinance.

Perry Cross, Lucia Lane, spoke in opposition to the rezoning of lots 5, 6, and 7, and stated that he would prefer medium density. He stated that he is concerned about wetlands, traffic, and the accuracy of the census.

Bill Wolverton, Kentwood Court, spoke in opposition to the rezoning of lots 5, 6, and 7, and stated that he is extremely concerned about traffic and pedestrian safety, especially for the Middle School students.

Reggie Pool, Green Tree Way, spoke in opposition to the rezoning of lots 5, 6, and 7, due to traffic and pedestrian safety. He stated that he would also like to see additional noticing beyond the legal requirements.

William Jager, 115 Lucia Lane, affected by lots 5 and 8, stated that he would like to see additional noticing. He spoke in opposition to the rezoning of lots 5, 6, 7, and 8, due to decreased property values.

Laura Aizpuru-Sutton, 3 Green Tree Way, spoke in opposition to the rezoning of lots 5, 6, and 7. She stated that she feels that this zoning would degrade the neighborhood atmosphere.

Lenny George, 154 Oak Creek, spoke in opposition to the rezoning of lots 5, 6, and 7, due to traffic, pedestrian safety, and noise.

Chris Perri, 15 Sherman Court, owner of one of the properties scheduled for rezoning, stated that he does not believe it is likely that the properties would ever be built to the full very high density zoning because of the slopes and their configuration.

Julie Jones, Green Tree Way, spoke in opposition to the rezoning of lots 5, 6, and 7. She stated that she does not understand why the City is rezoning the property to very high density when she keeps hearing that it is not possible to build very high density on the lots due to slope, access, and revegetation. She stated that she feels the rezoning of these lots is a waste of time and that in her opinion other properties are available that are better suited for the rezoning. She questioned why the City denied the rezoning of the AVIZA property when housing is obviously needed.

Marilyn Torres, local realtor and Scotts Valley Heights resident, spoke in opposition to the rezoning of lots 5, 6, 7, and 8, due to traffic and pedestrian safety, and stated that she feels this rezoning will damage the property values.

PUBLIC HEARING CLOSED - 8:54 PM

CM Reed requested that staff address two issues before the Council begins deliberations: (1) Noticing, the legal requirements and what was done; and (2) State impacts to the City if the Housing Element is not adopted/certified.

PC Westman reviewed the legal noticing requirements for the City. She stated that the City's zoning regulations have two provisions for legal noticing: (1) If you are doing an individual project notices are mailed to the property owners who are within 300 feet of the site; and (2) If there are broad changes, and the changes that were noticed included all of the zoning ordinance amendments as well as the rezonings, then the provision in the zoning ordinance is for the City to publish a 1/8th page ad in the local paper, as well as post the notice in three different places in the community. She stated that the City followed that procedure throughout this entire process and even published the 1/8th page ad a second time in the paper after the Planning Commission hearing on June 28, 2007. PC Westman stated that the Housing Elements is one of the pieces of the City's General Plan. She stated that the Housing Element must be certified by the State Department of Housing and Community Development (HCD). She stated that the City started this process approximately five years ago and in going back through the files, the list of properties to be considered to be rezoned to very high density include joint meetings between the City Council and Planning Commission as far back as 2003 that list has included these properties since that time. She stated that the City currently has a conditional certification from HCD on our Housing Element. She stated that it is conditional because the Housing Element includes a program with a number of steps/items that the City must complete with timelines for the certification to remain. She stated that if the City does not complete the items and does not have a certified Housing Element, then the City puts itself at risk because we no longer have an adequate General Plan. She stated that without an adequate General Plan the City sets itself up to be sued to stop development activities taking place in the City until we have a certified Housing Element.

CA Powell stated that if the City does not have a certified Housing Element we would not be eligible for grant funds, we put our redevelopment plan at risk, and we open ourselves up to stopping all development within the City. She stated that in terms of the timing, we are currently working on the 2002-2007 Housing Element, which requires the City to establish a location for 804 housing units within the City for that time period. She stated that the City is not able to bring in additional sites because we are now reaching the end of that planning period. She stated that in 2008 we will be required to go through this process again, and we will be given additional allocation requirements, and we will again be looking at additional sites. She stated that it is expected at that time that development of the Town Center site would be deemed feasible, as well as development of the AVIZA site, so those could both be considered. She stated that at the time this Housing Element was submitted to HCD, those sites were not feasible, and we could not rely on those sites to come up with the numbers that we were required to meet.

CM Johnson stated that grant funds can potentially help the City build the Town Center, and without a certified housing element these grant funds are put at risk.

CM Aguilar asked if the City could restrict the number of units with very high density zoning to 15.1 units per acre, because the zoning designation states 15.1 to 20 units per acre for very high density. PC Westman responded that at the time the City established the numbers to meet the 804 units, 20 units per acre was used for the lots proposed to be zoned very high density lots. CM Aguilar questioned if the Planning Commission could deem that only 15.1 units per acre would fit on a specific site due to 40% slopes and other constraints. PC Westman responded that she felt the Planning Commission could say that any site in the City can only have the number of units on it that the site can support. She stated that any project that came in would have to go through the City's normal environmental review process, design review, and without a detailed analysis of any property you can't really say how many units are actually going to go on the site. There would have to be a site development plan and all of the restrictions about not grading on 40% slopes, preserving trees, adequate ingress/egress from the site, etc. would all be part of any development project that came forward. PC Westman stated that it could be less than 15.1 units per acre with the site constraints. She stated that the State requires that the City have adequate land zoned, they do not require that all of the units be built on that particular site. PC Westman stated that if the units are not built, there would be a deficit number that would have to be made up someplace else or in the next Housing Element.

CM Reed asked staff if the State had taken away some of the City's discretion/freedom of action away on sites zoned very high density residential. CA Powell responded that it depends on the type of use. She stated that it is true that the State has taken away some of the City's discretion for affordable housing projects, so depending on what they are proposing that could be true, but if they are proposing a standard residential project the City would still have the discretion given to the City in our zoning ordinance.

Mayor Bustichi stated that he had some concerns about the notification process and asked staff what the impact would be from the State if the Council were to delay this decision to the next Council meeting, and during that three weeks, notify everyone within a 300 foot radius. PC Westman stated that she did not feel it would have a significant impact, however, it would require the City to send out a notice city-wide, not just Scotts Valley Heights, because the changes that the City is making in the zoning ordinance affect a number of different zoning districts. CA Powell stated that the City addressed the requirements under our Housing Element under one zoning ordinance, and those have an effect city-wide. She stated that the Council could decide to take the specific piece for rezoning out of the ordinance, staff could notify properties within a 300 foot radius of the properties proposed for rezoning, and staff would then bring this item back to the next Council meeting on September 5 for reconsideration.

Consensus was reached by the Council to remove the sections regarding rezoning from tonight's ordinance, notify the properties within a 300 foot radius of the properties proposed for rezoning, and bring this item back to the September 5 Council meeting for reconsideration.

8. First reading and introduction of Ordinance No. 16-123 incorporating the above four items

PC Westman presented the written staff report and responded to questions from Council. Based on discussions by the Council on items 5 (large family child care home) and item 7 (rezoning of property), she changed the staff recommendation as follows: *The City Council certify the negative declaration for the rezoning of the parcels and the zoning amendments included in Ordinance No. 16-123, with the exception of sections 55, large family child care home, and sections 61, 62, and 63, which deal with the rezoning of property.*

CM Reed made comments regarding the role of the State in this issue. He stated that staff has done everything they can to avoid this, however, it is inevitable at this time. He recommended that the Scotts Valley Heights residents who are concerned contact their State legislators if they are concerned about the larger issue here (State Assembly Member Laird 425-1503 and State Senator Maldonado 408-277-9461).

PUBLIC HEARING OPENED - 9:25 PM

Marilyn Torres, local realtor and resident of Scotts Valley Heights, stated that as a realtor she would have to provide written disclosure that the property is zoned very high density, which in her opinion would decrease property values.

Perry Cross, Lucia Lane, again questioned the accuracy of the census numbers. PC Westman responded that this is regarding the number of housing units, not the number of people. CA Powell responded that the City was involved in litigation with the Association of Monterey Bay Area Governments (AMBAG) where Scotts Valley tried to challenge the allocation of housing units that we were given because the City felt that it was not appropriate.

Steve Winters, Scotts Valley Heights, thanked the City Council for listening to their objections and for delaying this decision. He asked staff if they truly felt the City could be sued over the Housing Element. CA Powell responded that the County of Santa Cruz was sued for not having a certified Housing Element. Mr. Winters questioned what the effect would be if some of the parcels were removed from the Housing Element, and asked if some of the units could be made up in the next Housing Element. Mayor Bustichi responded that the City would have to replace the number of units that were not built in the next Housing Element.

Sharolyn Jager, 115 Lucia, stated that they understand the dilemma that the City is in, however, she feels that there are alternatives available to replace the number of units that would be lost if lots 5, 6, and 7 are not rezoned to very high residential. She provided a handout to the City Council of her proposal that involved the AVIZA site and the golf course. She stated that she feels the rezoning of lots 5, 6, and 7 to very high residential will affect the integrity of Scotts Valley Heights.

Bill Wolverton, Kentwood Court, stated that he understands that the City is rezoning to meet their required allotment of housing units, and lots 5, 6, and 7 may never be built to 20 units per acre. He asked if the Council could guarantee that these properties would never be developed to the maximum density. Mayor Bustichi responded that there are no plans for any development at this time, and with our guidelines and rules it is unlikely, however, the City cannot guarantee that the maximum very high residential construction would not occur.

Lenny George, 154 Oak Creek, questioned if the 2008-2012 Housing Element plan would allow for properties that had been rezoned in the 2002-2007 plan could be rezoned in the new Housing Element. He also questioned how the allocation of units would affect any changes in previous rezoning. CA Powell responded that at this time the City will receive a new number for the 2008-2012 Housing Element (which is approximately 270 units at this time). PC Westman stated that the City would have to start all over and look city-wide to see how we can accomplish the goal of meeting the new housing allocation numbers. CA Powell stated that parcels rezoned previously could be rezoned again, however, it is more difficult to down-zone properties. Mr. George questioned if any properties that had been rezoned and were proposed for development would go through the Planning Commission and be included in the 300 foot radius noticing. PC Westman stated that yes they would.

Mike Hemmert, 188 Oak Creek (Quien Sabe/Oak Creek), thanked the Council for listening to their concerns and stated that he felt it would be better for the City to roll some of the units into the next Housing Element, since it appears that less units will be required in the 2008-2012 Housing Element.

PUBLIC HEARING CLOSED - 9:55 PM

M/S: Aguilar/Barrett

To certify the Negative Declaration (ND07-0003) for the rezoning of parcels and the zoning amendments and introduce Ordinance No. 16-123 (Zoning Ordinance Amendments AZO-07 and ND007-03), an ordinance of the City of Scotts Valley amending sections 17.04.040, 17.04.060,

17.04.090, 17.04.160, 17.04.170, 17.04.190, 17.04.210, 17.04.230, 17.06.010, 17.10.020, 17.10.030, 17.12.020, 17.12.030, 17.14.020, 17.14.030, 17.16.020, 17.18.020, 17.18.030, 17.26.030, 17.20.020, 17.20.030, 17.20.045, 17.22.020, 17.22.030, 17.22.040, 17.26.020, 17.44.030, 17.50.060(f); adding sections 17.10.035, 17.12.035, 17.14.035, 17.16.035, 17.26.030, 17.26.035; deleting sections 17.46.130, 17.44.080(H)5(b), and 17.50.060 (E); adding Chapter 17.09 Very High Density Residential to the Scotts Valley Municipal Code; adding to the C-S Service Commercial Zoning regulations allowing mixed use development on sites designated in the Housing Element as a permitted use and transitional housing as a conditional use; and waive the reading thereof.

Carried 5/0

ADJOURNMENT

The meeting adjourned at 9:55 p.m.

Approved: _____

Dene Bustichi, Mayor / Chair

Attest: _____

Tracy A. Ferrara, City Clerk / Secretary