

City of Capitola Agenda

Mayor: Ed Bottorff
Vice Mayor: Stephanie Harlan
Council Members: Jacques Bertrand
Dennis Norton
Michael Termini
Treasurer: Christine McBroom



CAPITOLA CITY COUNCIL SPECIAL MEETING

THURSDAY, SEPTEMBER 15, 2016

6:00 PM

CITY COUNCIL CHAMBERS
420 CAPITOLA AVENUE, CAPITOLA, CA 95010

All correspondences received prior to 5:00 p.m. on the Tuesday preceding a City Council Special Meeting will be distributed to the City Council to review prior to the meeting. Information submitted after 5 p.m. on that Tuesday may not have time to reach the City Council, nor be read by them prior to consideration of an item.

All matters listed on the Special Meeting of the City Council Agenda shall be considered as Public Hearings.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council Members Dennis Norton, Stephanie Harlan, Jacques Bertrand, Michael Termini and Mayor Ed Bottorff

2. ADDITIONAL MATERIALS

Additional information submitted to the City after distribution of the agenda packet.

3. ADDITIONS AND DELETIONS TO THE AGENDA

4. PUBLIC COMMENTS

Oral Communications allows time for members of the Public to address the City Council on any item not on the Agenda. Presentations will be limited to three minutes per speaker. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the minutes. A MAXIMUM of 30 MINUTES is set aside for Oral Communications at this time.

5. CITY COUNCIL / CITY TREASURER / STAFF COMMENTS

City Council Members/City Treasurer/Staff may comment on matters of a general nature or identify issues for staff response or future council consideration.

6. CONSENT CALENDAR

All items listed in the "Consent Calendar" will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Council votes on the action unless members of the public or the City Council request specific items to be discussed for separate review. Items pulled for separate discussion will be considered following General Government.

Note that all Ordinances which appear on the public agenda shall be determined to have been read by title and further reading waived.

- A. Consider the August 11, 2016, and August 18, 2016, Special City Council Minutes
RECOMMENDED ACTION: Approve minutes.

7. GENERAL GOVERNMENT / PUBLIC HEARINGS

All items listed in "General Government" are intended to provide an opportunity for public discussion of each item listed. The following procedure pertains to each General Government item: 1) Staff explanation; 2) Council questions; 3) Public comment; 4) Council deliberation; 5) Decision.

- A. Zoning Code Update
RECOMMENDED ACTION: Receive the staff presentation on the proposed Zoning Code beginning with Chapter 17.40, Residential Overlay Zones, review subsequent chapters as time allows, and continue the public hearing to the September 29, 2016 Special City Council meeting.

8. ADJOURNMENT

Note: Any person seeking to challenge a City Council decision made as a result of a proceeding in which, by law, a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is vested in the City Council, shall be required to commence that court action within ninety (90) days following the date on which the decision becomes final as provided in Code of Civil Procedure §1094.6. Please refer to code of Civil Procedure §1094.6 to determine how to calculate when a decision becomes "final." Please be advised that in most instances the decision become "final" upon the City Council's announcement of its decision at the completion of the public hearing. Failure to comply with this 90-day rule will preclude any person from challenging the City Council decision in court.

Notice regarding City Council: The City Council meets on the 2nd and 4th Thursday of each month at 7:00 p.m. (or in no event earlier than 6:00 p.m.), in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The City Council Agenda and the complete Agenda Packet are available for review on the City's website at www.cityofcapitola.org and at Capitola City Hall and at the Capitola Branch Library, 2005 Wharf Road, Capitola, prior to the meeting. Agendas are also available at the Capitola Post Office located at 826 Bay Avenue, Capitola. Need more information? Contact the City Clerk's office at 831-475-7300.

CAPITOLA CITY COUNCIL SPECIAL MEETING AGENDA
September 15, 2016

Agenda Materials Distributed after Distribution of the Agenda Packet: Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda packet are available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the City Clerk's office at least 24-hours in advance of the meeting at 831-475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Televised Meetings: City Council meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be rebroadcasted at 8:00 a.m. on the Wednesday following the meetings and at 1:00 p.m. on Saturday following the first rebroadcast on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings are streamed "Live" on the City's website at www.cityofcapitola.org by clicking on the Home Page link "**Meeting Video.**" Archived meetings can be viewed from the website at anytime.



CAPITOLA CITY COUNCIL SPECIAL MEETING AGENDA REPORT

MEETING OF SEPTEMBER 15, 2016

FROM: City Manager Department

SUBJECT: Consider the August 11, 2016, and August 18, 2016, Special City Council Minutes

RECOMMENDED ACTION: Approve minutes.

DISCUSSION: Attached for City Council review and approval are the minutes of the subject meeting.

ATTACHMENTS:

1. Draft August 11, 2016, City Council Minutes
2. Draft August 18, 2016, City Council Minutes

Report Prepared By: Susan Sneddon
City Clerk

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

9/9/2016

DRAFT
CAPITOLA CITY COUNCIL
SPECIAL MEETING ACTION MINUTES
THURSDAY, AUGUST 11, 2016
CLOSED SESSION – 5:30 PM
CITY MANAGER’S OFFICE

Mayor Bottorff called the meeting to order at 5:30 PM. He announced the item to be discussed in Closed Session, as follows:

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
[Govt. Code §54956.9(d)(1)]

Friends of Monterey Park v. the City of Capitola
[Santa Cruz Superior Court Case No. CV 16CV01091]

CONFERENCE WITH REAL PROPERTY NEGOTIATOR [Gov’t Code §54956.8]

Property: City Owned Property along Soquel Creek
APN’s 035-121043 and 035-121-44
City Negotiator: Jamie Goldstein, City Manager
Negotiating Parties: Varies
Under Negotiation: Sale of City Property

Mayor Bottorff noted that there was no one in the audience; therefore, the City Council recessed at 6:00 p.m. to the Closed Session

SPECIAL MEETING OF THE CAPITOLA CITY COUNCIL - 6:00 PM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Mayor Ed Bottorff: Present, Council Member Jacques Bertrand: Present, Vice Mayor Stephanie Harlan: Present, Council Member Michael Termini: Present. Council Member Dennis Norton arrived at 6:08 PM.

City Treasurer McBroom arrived at 7:00 PM.

2. REPORT ON CLOSED SESSION

City Attorney Condotti reported that the Friends of Monterey Park v. the City of Capitola existing litigation was discussed; there was no reportable action. Mr. Condotti reported that that the Council discussed with the City’s real property negotiator (City Manager Goldstein) regarding City owned property along Soquel Creek (APNs 035-121043 and 035-121-44); there was no reportable action.

3. ADDITIONAL MATERIALS

City Clerk Sneddon stated that 23 additional material regarding **Item No. 7.A.** were received, and one additional material regarding **Item No. 7.B.** was received.

4. ADDITIONS AND DELETIONS TO THE AGENDA

None provided.

5. PUBLIC COMMENTS

Gary Arnold, stated that Operation Cloverleaf is an organization against jet chemtrails that omit toxic material.

CAPITOLA CITY COUNCIL SPECIAL MEETING MINUTES
August 11, 2016

Laura Mollia, local resident, spoke against wireless radiation.

Marylin Garrett, local resident, spoke against wireless radiation.

6. CITY COUNCIL / CITY TREASURER / STAFF COMMENTS

7. GENERAL GOVERNMENT / PUBLIC HEARINGS

- A. Santa Cruz County Regional Transportation Request for the Polar Express Train to Travel Through Capitola

RECOMMENDED ACTION: Provide direction to the City's Santa Cruz County Regional Transportation Commission representative regarding the City's position on the Polar Express passenger rail service traveling through Capitola.

George Dondero, Santa Cruz County Regional Transportation Commission Executive Director introduced this item.

Kevin McKinney, Iowa Pacific Holdings Marketing Director, provided an overview of the Polar Express Train proposal.

Judith Kintz, Capitola resident, provided comments regarding why the proposed the Polar Express Train would negatively impact the City.

Ms. Roberts, Capitola resident, provided comments regarding why the proposed the Polar Express Train would negatively impact the City

Ron Graves, Capitola resident, stated that he supports the proposed Polar Express Train traveling through Capitola.

Kristen Peterson, Capitola resident, stated concerns with the frequency of the train's horn whistle and impacts to traffic.

RESULT:	APPROVED SANTA CRUZ COUNTY REGIONAL TRANSPORTATION'S REQUEST FOR THE POLAR EXPRESS TRAIN TO TRAVEL THROUGH CAPITOLA [UNANIMOUS]
MOVER:	Stephanie Harlan, Vice Mayor
SECONDER:	Michael Termini, Council Member
AYES:	Norton, Bottorff, Bertrand, Harlan, Termini

- B. Approve Argument for the Capitola Ballot Measure Regarding Extending the Sunset Date on an Existing One-Quarter Cent (0.25%) Transaction and Use ("Sales") and Identify Signers of Said Argument for the November 8, 2016, Election [560-10]

RECOMMENDED ACTION: Approve the proposed language for the argument in favor of the measure and identify signers for the argument, and rebuttal.

RESULT:	APPROVED THE ARGUMENT IN SUPPORT OF THE CAPITOLA BALLOT MEASURE REGARDING EXTENDING THE SUNSET DATE ON AN EXISTING ONE-QUARTER CENT (0.25%) TRANSACTION AND USE ("SALES") AS REVISED FOR THE NOVEMBER 8, 2016, ELECTION [UNANIMOUS]
MOVER:	Michael Termini, Council Member
SECONDER:	Stephanie Harlan, Vice Mayor
AYES:	Norton, Bottorff, Bertrand, Harlan, Termini

CAPITOLA CITY COUNCIL SPECIAL MEETING MINUTES
August 11, 2016

C. Zoning Code Update [730-85]

RECOMMENDED ACTION: Accept the staff presentation, discuss the proposed draft Zoning Code update, identify desired Code revisions, and continue the public hearing to the August 18, 2016 meeting.

There was City Council consensus that there were no changes to the following sections of the Draft Zoning Code:

- Chapter 17.04 regarding the: Purpose and Effect of Zoning Code.
- Chapter 17.08 regarding Interpretation.
- Chapter 17.12 regarding the Zoning Districts and Map.
- Chapter 17.16 regarding Residential Zoning Districts.

There was City Council consensus to direct staff to update the following section of the Zoning Code Update:

- Section 17.20.010.B.1_Add "Walkable" to description of MU-V.

The following section occurred at the end of the Council meeting

6. CITY COUNCIL / CITY TREASURER / STAFF COMMENTS

Council Member Bertrand requested that Santa Cruz County Sanitation District be notified regarding the odor in the restrooms next to Nob Hill.

The City Council took a five-minute break.

8. ADJOURNMENT

The meeting was adjourned at 9:25 PM.

Ed Bottorff, Mayor

ATTEST:

_____,CMC
Susan Sneddon, City Clerk

DRAFT
CAPITOLA CITY COUNCIL
SPECIAL MEETING ACTION MINUTES
THURSDAY, AUGUST 18, 2016
7:00 PM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Councilmember Dennis Norton: Present, Mayor Ed Bottorff: Present, Council Member Jacques Bertrand: Present, Vice Mayor Stephanie Harlan: Present, Council Member Michael Termini: Present.

2. ADDITIONAL MATERIALS

None provided.

3. ADDITIONS AND DELETIONS TO THE AGENDA

None provided.

4. PUBLIC COMMENTS

None provided.

5. CITY COUNCIL / CITY TREASURER / STAFF COMMENTS

Council Member Norton stated that the Polar Express Train will be traveling from the Santa Cruz Beach Boardwalk to Capitola during the holiday season.

Council Member Bertrand stated that he attended a presentation regarding the President's Task Force on 21st Century Policing

6. GENERAL GOVERNMENT / PUBLIC HEARINGS

A. Zoning Code Update [730-85]

RECOMMENDED ACTION: Receive the staff presentation, discuss the proposed draft Zoning Code Update, identify desired Code revisions, and continue the public hearing to the September 15, 2016 Special City Council meeting.

There was City Council consensus to direct staff on following sections of the Zoning Code Update:

Note: Page numbering references the page numbers in the Draft Zoning Code Update Attachments 1 and 2 in the August 18, 2016, Special City Council meeting agenda packet (Item No. 6.A.)

Table 17.20-1 Page 20-2 to 20-3: Permitted Land Uses

The City Council discussed small mobile food vendors in the Village such as popcorn and popsicle vendors. The Council directed staff to create a list of items for further discussion, and requested that small mobile food vendors be the first item on the list so the Capitola Village & Wharf Business Improvement Area Advisory Committee can be notified of the possible changes and provide feedback.

CAPITOLA CAPITOLA CITY COUNCIL SPECIAL MEETING MINUTES
August 18, 2016

17.20.030.B Page 20-5: Height Exceptions.

Omit (1) Up to 30 feet for habitable space with a roof pitch of at least 5/12.

Replace (1) Up to 30 feet for a structure with a minimum 5:12 roof pitch. See figure 17.20-1.

Keep (2) Projections for non-habitable decorative features and structures as allowed by Section 17.48.030.C.

Add (3) Up to 33 feet for pitched roof with a maximum plate height of 26 feet and no habitable space above the plate line.

RESULT:	APPROVAL REGARDING HEIGHT EXCEPTIONS FOR PLATE HEIGHT OF 26 FEET WITH PITCH ROOF ALLOWED UP TO 26 FEET WITH NO HABITABLE ABOVE 27 FEET
MOVER:	Michael Termini, Council Member
SECONDER:	Mayor Bottorff
AYES:	Dennis Norton, Ed Bottorff, Jacques Bertrand, Michael Termini
ABSTAIN:	Stephanie Harlan, Vice Mayor

17.20.030.E.1 Page 20-6: Building Orientation: Change the word "shall" to "should."

17.20.030.E.8 (ADD) Page 20-10

Add standards for Garbage and Recycling that they are located to the side and rear of buildings, sufficiently screened from public right-of-way, and designed into the architecture of the building.

17.20.040.D Figure 17.20-8 Page 20-14 In the figure, a 20-foot setback is labeled. "20 feet" should be replaced with "minimum zone setback."

17.20.040.F Page 20-15: Driveways and Curb Cuts: Staff to check with Public Works that the Driveway Dimension Standards for required 2-way width are correct. Question was raised about why the minimum is not double the 1 -way standard at 16.

17.20.040.F Page 20-15: Driveways and Curb Cutes: Staff suggested changing: Footnote [1] should be listed as a standard so it is not overlooked.

Table 17.24-1 Page 24-3 and 24-4 Staff was directed to add Single-Family as prohibited.

Table 17.24-1 Page 24-3 and 24-4 Staff was directed to add Condition Use Permit (CUP) for Mobile Food Vendor in C-R; note mobile food vendors in one location two times or less per year are regulated as a temporary use in accordance with Section 17.96.180.

Table 17.24-1 Page 24-3 and 24-4 Staff was directed to add a clarification that Mobile Food Vendors are allowed within Temporary Publicly Attended Activities as governed in Chapter 9.36 of the Municipal Code.

CAPITOLA CAPITOLA CITY COUNCIL SPECIAL MEETING MINUTES
August 18, 2016

Table 17.24.1 Page 24-3 and 24-4 Discussion on whether or not to prohibit drive-through facilities. City Council wanted more time to think about the issue. Staff directed to add to add to further discussion list.

Table 17.24-1 Page 24-3 and 24-4 City Council had a discussion on Note [5] of the table limiting residential to 50% of a mixed use development. Staff was directed to remove multi-family from C-R zone resulting in the removal of note [5] as well.

Table 17.24-1 Page 24-3 and 24-4 For Residential Mixed Use in C-R Staff was directed to add a note prohibiting residential from first story.

Table 17.24-1 Page 24-3 and 24-4 Prohibit food preparation and self-storage in C-R (add a dash "-").

Table 17.24-1 Page 24-3 and 24-4 Change addition requirements reference for self-storage from 17.96.130 to 17.96.140.

17.24.020.C Page 24-5 Remove "banks" from types of offices.

17.24.020.C Table 17.24-2 Page 24-5 Prohibit all ground floor office in C-R zoning district.

17.24.020.C Table 17.24-2 Page 24-5 Staff change: Add key. Clarify N/A under CC zone for conversions of retail use to an office use.

17.24.030.A Table 17.24-3 Page 24-6 Modify landscaped Open Space, Minimum in Industrial Zone to 5% minimum. Remove "up to"… "as determined."

17.24.030.C.1 Page 24-7 Change referenced table to 17.24-3

17.24.040.B.2 Page 24-9: Standards: Remove second sentence "At all time there shall be at least 10 feet between the building wall and edge of sidewalk."

17.36 Page 36-1 No changes to Planned Development.

RESULT:	ACCEPTED PLANNING COMMISSION'S REDLINED CHANGES TO PLANNED DEVELOPMENT
MOVER:	Michael Termini, Council Member
SECONDER:	Jacques Bertrand, Council Member
AYES:	Dennis Norton, Ed Bottorff, Jacques Bertrand, Michael Termini
NOES:	Stephanie Harlan, Vice Mayor

7. ADJOURNMENT

The meeting was closed at 9:15 PM

CAPITOLA CAPITOLA CITY COUNCIL SPECIAL MEETING MINUTES
August 18, 2016

Ed Bottorff, Mayor

ATTEST:

_____,CMC
Susan Sneddon, City Clerk

Attachment: Draft August 18, 2016, City Council Minutes (1604 : Approval of City Council Minutes)



CAPITOLA CITY COUNCIL SPECIAL MEETING AGENDA REPORT

MEETING OF SEPTEMBER 15, 2016

FROM: Community Development

SUBJECT: Zoning Code Update

RECOMMENDED ACTION: Receive the staff presentation on the proposed Zoning Code beginning with Chapter 17.40, Residential Overlay Zones, review subsequent chapters as time allows, and continue the public hearing to the September 29, 2016 Special City Council meeting.

BACKGROUND: The City of Capitola initiated an effort in 2014 to comprehensively update its 1975 Zoning Code. To begin the process, staff solicited input from a variety of stakeholders to identify issues with the current Zoning Code and opportunities for improvement. Staff used this feedback to develop an Issues and Options Paper which served as the basis for eight public hearings with the Planning Commission and City Council to provide staff with policy direction prior to drafting an updated Code. Staff completed a Draft Zoning Code Update based on policy direction received during the Issues and Options hearings.

The Draft Zoning Code was released on February 4, 2016, for an extended public review and comment period. The Draft Code, Zoning Map, and previous staff reports with attachments are available online at: <http://www.cityofcapitola.org/communitydevelopment/page/zoning-code-update>. The Planning Commission began their review of the Draft Zoning Code on March 3, 2016, and to date has held 12 public hearings to discuss the Code. To date the City Council has held two hearings regarding the Code update.

DISCUSSION: The City Council will begin the September 15th meeting with Chapter 17.40 Residential Overlay Zones and continue in sequence of the document, with the exception of the Coastal Overlay Zone, which will be presented at a future hearing.

The Draft Code is separated into five parts, as follows:

- Part 1: Enactment and Applicability
- Part 2: Zoning Districts and Overlay Zones
- Part 3: Citywide Standards
- Part 4: Permits and Administration
- Part 5: Glossary

Zoning Code Update
September 15, 2016

The City Council received a complete Draft Zoning Code on February 11, 2016. In August, the City Council received an updated Draft Code containing the Planning Commission modifications in redlines of Parts 1 through 4. The draft with Planning Commission edits is available online at <http://www.cityofcapitola.org/communitydevelopment/page/zoning-code-update>.

The City Council approved the following special meeting schedule for the review of the Draft Zoning Code:

Thursday, August 11th at 6 pm - complete
Thursday, August 18th at 7 pm - complete
Thursday, September 15th at 6 pm
Thursday, September 29th at 6 pm

A summary of the City Council revisions is included as Attachment 1.

FISCAL IMPACT: None.

ATTACHMENTS:

1. City Council Requested Changes.xlsx

Report Prepared By: Katie Cattan
Senior Planner

Reviewed and Forwarded by:



Jamie Goldstein, City Manager

9/9/2016

City Council Review of Draft Zoning Code				
Date of Meeting	Section of Code	Page #	Change	Further Discussion Requested
8/11/2016	17.04	Page 04-1	No Changes to Chapter 17.04: Purpose and Effect of Zoning Code	
8/11/2016	17.08	Pave 08-1	No Changes to Chapter 17.08: Interpretation	
8/11/2016	17.12	Page 12-1	No Changes to Chapter 17.12: Zoning Districts and Map	
8/11/2016	17.16	Page 16-1	No Changes to Chapter 17.16: Residential Zoning Districts	
8/11/2016	17.20.010.B.1	Page 20-1	Add "Walkable" to description of MU-V	
8/18/2016	Table 17.20-1	Page 20-2 to 20-3		Consider small mobile food vendors such as popcorn and popsicles
8/18/2016	17.20.030.B	Page 20-5	Height Exceptions. Replace with 1. Up to 30 feet for a structure with a minimum 5:12 roof pitch. See figure 17.20-1. 2. Projections for non-habitable decorative features and structures as allowed by Section 17.48.030.C. 3. Up to 33 feet for pitched roof with a maximum plate height of 26 feet and no habitable space above the plate line.	
8/18/2016	17.20.030.E.1	Page 20-6	Change shall to should.	
8/18/2016	17.20.030.E.8 (add)	Page 20-10	Add standards for Garbage and Recycling that they are located to the side and rear of buildings, sufficiently screened from public right-of-way, and designed into the architecture of the building.	
8/18/2016	17.20.040.D Figure 17.20-8	Page 20-14	In the figure, a 20 foot setback is labeled. "20 feet" should be replaced with "minimum zone setback"	
8/18/2016	17.20.040.F	Page 20-15	Check with Public Works that the Driveway Dimension Standards for required 2-way width are correct. Question asked why the minimum is not double the 1-way standard at 16.	
8/18/2016	17.20.040.F	Page 20-15	Staff change: Footnote [1] should be listed as a standard so it is not overlooked.	
8/18/2016	Table 17.24-1	Page 24-3 and 24-4	Add Single-Family as prohibited.	

Attachment: City Council Requested Changes.xlsx (1601 : Zoning Code Update)

8/18/2016	Table 17.24-1	Page 24-3 and 24-4	Add CUP for Mobile Food Vendor in C-R; note mobile food vendors in one location two times or less per year are regulated as a temporary use in accordance with Section 17.96.180.	
8/18/2016	Table 17.24-1	Page 24-3 and 24-4	Clarification that Mobile Food Vendors are allowed within Temporary Publicly Attended Activities as governed in Chapter 9.36 of the Municipal Code	
8/18/2016	Table 17.24.1	Page 24-3 and 24-4		Drive-Through Facilities. Should they be prohibited?
8/18/2016	Table 17.24-1	Page 24-3 and 24-4	City Council had a discussion on Note [5] of the table limiting residential to 50% of a mixed use development. Directed staff to remove multi-family from C-R zone resulting in the removal of note [5] as well.	
8/18/2016	Table 17.24-1	Page 24-3 and 24-4	For Residential Mixed Use in C-R add note prohibiting residential from first story.	
8/18/2016	Table 17.24-1	Page 24-3 and 24-4	Add dash for prohibit with food preparation and self storage in C-R	
8/18/2016	Table 17.24-1	Page 24-3 and 24-4	Change addition requirements reference for self-storage to 17.96.140	
8/18/2016	17.24.020.C	Page 24-5	Remove "banks" from list.	
8/18/2016	17.24.020.C Table 17.24-2	Page 24-5	Prohibit all ground floor office in C-R zoning district.	
8/18/2016	17.24.020.C Table 17.24-2	Page 24-5	Staff change: Add key. Clarify N/A under CC zone for conversions of retail use to an office use.	
8/18/2016	17.24.030.A Table 17.24-3	Page 24-6	Modify landscaped Open Space, Minimum in Industrial Zone to 5% minimum. Remove "up to"... "as determined.."	
8/18/2016	17.24.030.C.1	Page 24-7	Change referenced table to 17.24-3	
8/18/2016	17.24.040.B.2	Page 24-9	Remove 2nd sentence "At all time there shall be at least 10 feet between the building wall and edge of sidewalk."	
8/18/2016	17.36	Page 36-1	No changes to Planned Development	

Attachment: City Council Requested Changes.xlsx (1601 : Zoning Code Update)