

CITY OF HEALDSBURG

ORDINANCE NO. 1181

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG AMENDING HEALDSBURG MUNICIPAL CODE SECTION 20.08.145 PERMITTED AND CONDITIONALLY PERMITTED USES: PR, CD, AND CS DISTRICTS; SECTION 20.28.020 ALTERATIONS AND ADDITIONS TO NONCONFORMING USES, STRUCTURES, AND SIGNS; SECTION 20.28.030 RESTORATION OF DAMAGED STRUCTURE; AND SECTION 20.28.310 DEFINITIONS; AND ESTABLISHING A NEW SECTION 20.20.090 HOTEL, EXTENDED STAY HOTEL, MOTEL; TO LIMIT THE SIZE AND LOCATION OF FUTURE HOTEL USES WITHIN THE PLAZA RETAIL (PR) AND DOWNTOWN COMMERCIAL (CD) ZONING DISTRICTS

WHEREAS, on August 20, 2018, the City Council provided direction to staff to prepare amendments to the Healdsburg Land Use Code limiting future hotel uses within the Plaza Retail (PR) and Downtown Commercial (CD) zoning districts; and

WHEREAS, Article VI (Commercial Districts) of Chapter 20.08 (Base Zoning Districts) of the Healdsburg Municipal Code (HMC) regulates the allowable uses for properties within the PR and CD zoning districts within the City; and

WHEREAS, under the City's current zoning ordinance, hotels are allowed as of right within the PR and CD zoning districts; and

WHEREAS, the proposed amendments to Section 20.08.145, Section 20.28.020, and Section 20.28.310, and the creation of a new Section 20.20.090 are intended to further the City's longstanding policy of regulating land use types; and

WHEREAS, it is the City's intent to further regulate hotels within the Plaza Retail and Downtown Commercial zoning districts; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 30, 2018, at which it reviewed the proposed amendments, considered all public comments on the revisions and related CEQA exemption and recommended approval of the proposed amendments, with changes, to the City Council; and

WHEREAS, the Planning Commission at its October 30, 2018 meeting made the following affirmative findings in support of the amendment proposed herein:

- A. The Land Use Code amendments are consistent with the Healdsburg 2030 General Plan including the Goals, Policies and Implementation Measures of the Land Use and Economic Development Elements of the adopted General Plan in that:
1. The amendments further Policy LU-D-2 and Policy ED-B-2 which “seek to provide a diversity of uses within the Downtown that serve both residents and visitors and shall avoid an over-concentration of a single type of use,” in that the proposed amendments will limit the number and size of future hotels within the Downtown area and protect existing hotels and commercial businesses within the downtown by avoiding an over-concentration of hotels within the downtown.
 2. The City has not identified any conflicts with any Goals, Policies, Programs or measures of the Healdsburg General Plan 2030.
- B. The amendments remain consistent with all of the Land Use Code, Objectives A through R listed in Section 20.04.010, given that the proposed amendments will continue to protect and promote the public health, safety and general welfare of the community by providing standards that are clear and logical, and promote a mix of land uses that serve the needs of both residents and visitors.
- C. The Planning Commission has conducted a public hearing on the draft Land Use Amendments with hearing notices given as prescribed in Section 20.28.080, including newspaper publication at least 10 days prior to the scheduled hearing date.
- D. The amendments are exempt from environmental review under the provisions of the California Environmental Quality Act (“CEQA”) given that the proposed amendments do not have potential for causing a significant effect on the environment and therefore are not subject to review pursuant to CEQA Guidelines Sections 15061(b)(3).

WHEREAS, the City Council held a duly noticed public hearing on December 3, 2018, at which time it reviewed the proposed amendments and considered all public comments on the revisions and related CEQA exemption; and

WHEREAS, based upon the Planning Commission’s findings, the City Council determines that the revisions are consistent with the General Plan including the Goals, Policies and Implementation Measures of the Land Use Element and the Economic Development Element of the adopted General Plan, and as amended the revisions would be internally consistent with all other provisions of the Municipal Code.

NOW, THEREFORE, the City Council of the City of Healdsburg does ordain as follows:

Section 1. Findings.

The above recitals are hereby declared to be true and correct findings of the City Council of the City of Healdsburg.

Section 2. Section 20.08.145, Table 10, is amended as follows:

20.08.145 Permitted and conditionally permitted uses: PR, CD, and CS Districts

The following permitted and conditionally permitted uses may be allowed in the PR, CD and CS Districts. Chapter 20.28 HMC, Article V describes the procedures for obtaining a conditional use permit.

Table 10 Permitted and conditionally permitted uses: PR, CD and CS Districts

Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Residential Uses				
Day care, general	--	C	C	
Day care, limited	--	P	P	
Homeless shelters	--	--	P	
Multi-family dwellings located on the same site as a commercial use – above ground floor	C	P	P	
Multi-family dwellings located on the same site as a commercial use – any floor	--	P	P	
Residential care, general	--	C	C	
Residential care, limited	--	P	P	
Single room occupancy dwellings located on the same site as a commercial use – above ground floor	C	P	P	
Single room occupancy dwellings located on the same site as a commercial use – any floor	--	P	P	
Supportive housing	P	P	P	
Transitional housing	P	P	P	
Vacation rental	--	C	--	
Retail Trade and Services				
Ambulance service	--	--	P	
Antique car display and sales	--	C	P	
Antique sales – above ground floor	P	P	C	
Antique sales – ground floor	C	P	C	
Art galleries and picture framing with art sales	P	P	P	

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Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Arts and crafts schools	--	P	P	
Arts, crafts and hobby stores, including instructional classes as an accessory use	P	P	P	
Automobile rentals	--	--	P	
Automobile washing (self-service)	--	--	P	
Automotive repair	--	--	C	
Automotive sales and service, new and used, with auto service	--	--	P	
Automotive service stations, including smog testing, minor repair (tune-ups and brake repair only), towing services, vehicle storage and mini-markets	--	--	C	
Automotive supply stores	--	P	P	
Automotive upholstery shops	--	--	C	
Bakeries, retail	P	P	P	
Banks, savings and loans, thrift and loans, credit unions, including automated teller machines and drive-through facilities	--	C	C	
Banks, savings and loans, thrift and loans, credit unions, including automated teller machines (no drive-through)	C	P	P	
Barber shops/beauty shops – above ground floor	P	P	P	
Barber shops/beauty shops – ground floor	--	P	P	
Bars and cocktail lounges	C	C	C	Sec. 20.20.075
Beer and wine sales (off-premises consumption), ancillary to mini-market retail sales contained within a service station	--	--	C	Sec. 20.20.075
Bicycle sales and repair shops, including rentals	--	P	P	
Blueprint and photo reproduction shops	--	P	P	
Boat sales and service	--	--	P	
Bookstores and newsstands – above ground floor	P	P	P	
Bookstores and newsstands – ground floor	C	P	P	
Bowling alleys	--	--	P	
Building material sales	--	--	C	
Bus depots	C	C	C	
Cabinet shops	--	--	C	
Card and stationers' stores	P	P	P	
Carnivals and circuses, temporary	--	--	C	
Catering shops (food to go only)	--	P	P	
Christmas tree sales lots, temporary	P	P	P	

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Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Clothing and shoe establishments, including clothing sales (new merchandise only), tailor shops, and dressmaking establishments	P	P	P	
Computer retail sales	--	P	--	
Consignment sales with incidental sales of used goods and clothing	--	P	P	
Contractors' equipment rental yards & equipment rental yards	--	--	C	
Contractors' shops with no outdoor storage of heavy equipment	--	--	P	
Delicatessens and gourmet food sales with incidental catering	P	P	C	
Dental labs	--	P	P	
Department stores	--	P	P	
Dry cleaners and laundries	--	P	P	
Electronic games centers (4 or more games)	--	C	C	
Fabric shops	P	P	P	
Farmers markets	C	C	C	
Firearm dealers	--	--	C	Sec. 20.20.105
Floor covering and drapery sales	--	C	P	
Florists, including outdoor sales	P	P	P	
Food and cold storage lockers	--	C	P	
Food stores over 3500 square feet in retail sales	--	P	P	
Food stores up to 3500 square feet in retail sales	C	P	P	
Furniture repair	--	P	P	
Furniture stores, retail	P	P	P	
Gift shops	P	P	P	
Glass shops (glaziers)	--	--	P	
Hardware, paint and wallpaper stores, with no firearm sales	--	P	P	
Hardware, paint and wallpaper stores with firearm sales	--	--	C	Sec. 20.20.105
Health clubs, gymnasiums and dance studios	--	C	P	
Home electronics and household appliance stores, including television, stereo, radio, telephone, computer and related sales (includes repair and installation services)	--	P	P	
Hotels, extended stay hotels and motels	C	C	--	Sec. 20.20.090
Ice cream parlors, soda fountains and candy stores	P	P	P	
Interior furnishing and accessory shops	P	P	P	
Jewelry sales and repair, including watch and clock repair	P	P	P	

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Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Kennels	--	--	C	
Kitchenware shops	P	P	P	
Laboratories	--	C	P	
Laundries – self-service	--	P	P	
Linen supply services	--	--	P	
Liquor, beer and wine sales – off-premises consumption	C	C	C	Sec. 20.20.075
Live-work facilities	--	P	P	
Locksmiths	--	P	P	
Machinery sales, service, rental	--	--	P	
Manufacturing/processing – light; provided, that all of the conditions prescribed by Chapter 20.24 HMC Article I are met, and that no motor power other than electrically operated motors shall be used. The horsepower of any single motor shall not exceed five horsepower and the total horsepower of all such motors on the site shall not exceed 25 total horsepower. This does not include air conditioning equipment.	--	C	C	
Massage establishments – above ground floor	P	P	P	
Massage establishments – any floor	--	P	P	
Medical and dental clinics	--	--	P	
Mortuaries	--	C	C	
Motorcycle sales and service	--	C	P	
Music and dance entertainment clubs	--	P	C	
Musical instrument sales, repair and lessons; and recorded music sales – above ground floor	P	P	P	
Musical instrument sales, repair and lessons; and recorded music sales – ground floor	C	P	P	
Nightclubs	C	C	C	Sec. 20.20.075
Nurseries and garden supply stores	--	C	P	
Office equipment sales and service	--	P	P	
Offices – professional, administrative and business, including chiropractor, insurance, real estate and financial offices, but excluding medical and dental offices – any floor	--	P	P	
Offices – professional, administrative and business, including chiropractor, insurance, real estate and financial offices, but excluding medical and dental offices – above ground floor	P	--	--	
Offices – psychologist, psychiatrist, counseling and therapy	--	P	P	
Optician and optometrist shops	--	P	P	
Outdoor vendors on private property	C	C	--	

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Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
Parking lots and parking garages	C	P	P	
Patio and garden furniture and accessories shops	--	P	P	
Pet shops, including pet grooming	--	P	P	
Pharmacies and drug stores	C	P	P	
Photography shops, studios and photo supply stores	C	P	P	
Picture framing shops	--	P	P	
Plumbing supply shops	--	C	P	
Pool and billiards halls	--	C	P	
Pool and spa sales and service	--	--	P	
Post office and private mail services	--	C	P	
Pottery and woodworking shops	--	--	P	
Printing, lithography and engraving	--	C	P	
Public information centers – indoor	P	P	P	
Public utility installations, including public service pumping stations, power stations and substations, equipment buildings and installations	--	C	C	
Radio and television broadcast and recording studios	--	C	C	
Radio, television and stereo sales and service	--	P	P	
Recreational equipment rental	--	--	P	
Recreational vehicle sales, services, repair and storage	--	--	P	
Residential visitor lodging	--	C	C	
Restaurants, cafes and eating establishments, indoor and outdoor eating, including sale of alcoholic beverages as an ancillary use and indoor music with no sound amplification	P	P	P	
• Amplified music	C	C	C	
Restaurants, drive-in, walk-up and drive-through	--	--	C	
Retail warehouses over 6,000 square feet of floor area	--	--	C	
Retail warehouses under 6,000 square feet of floor area	--	--	P	
Secondhand stores and pawn shops	--	C	C	
Shoe repair	--	P	--	
Sign painting	--	C	P	
Skating rinks (within bldg)	--	--	P	
Spa, day	--	P	P	

Permitted (P) and Conditionally Permitted (C) Uses	PR	CD	CS	Specific Use Regulations
• Above ground floor	C	P	--	
• Any floor	--	P	--	
Spa, overnight	P	P	--	
Sporting goods sales, with rental as an accessory use, with no firearm sales	--	P	P	
Sporting goods sales, with rental as an accessory use, with firearm sales	--	--	C	Sec. 20.20.105
Supermarkets (over 3500 square feet of retail sales area)	--	P	P	
Tasting room	C	C	--	Sec. 20.20.075
Theaters and auditoriums within buildings	C	P	C	
Tire sales, not including tire recapping	--	--	P	
Tobacco and pipe shops	P	P	P	
Toy stores	P	P	--	
Travel agencies – above ground floor	P	P	P	
Travel agencies – ground floor	C	P	P	
Upholstery shops	--	C	C	
Vacation timeshares	--	--	--	
Variety stores and dry goods	--	P	P	
Vending machine service	--	--	P	
Veterinarian offices and small animal hospitals	--	--	C	
Recreation, Education and Public Assembly				
Churches and other religious institutions	--	C	C	
Private clubs, fraternal lodges and meeting halls	C	C	C	
Private museums	P	C	--	
Accessory Uses				
Accessory structures and uses located on the same site as a permitted or conditional use	P	P	P	

-- = not permitted

(Ord. 1179 § 2, 2018; Ord. 1166 § 2, 2017; Ord. 1140 § 1, 2014; Ord. 1104 § 2 (Exh. A § 725), 2010; Ord. 1087 § 2 (Exh. A § 725), 2009; Ord. 1076 § 2, 2009; Ord. 1031 § 2, 2006; Ord. 1018 § 2 (Exh. A § 725), 2004; Ord. 1012 § 2 (Exh. D §§ 4, 5), 2004; Ord. 990 § 2 (Exh. A § 1), 2002; Ord. 987 § 2 (Exh. A § 725), 2002; Ord. 972 § 2 (Exh. A § 725), 2001; Ord. 971 § 2 (Exh. A § 2), 2001; Ord. 964 § 2 (Exh. A § 725), 2000; Ord. 956 § 2 (Att. A § 725), 1999; Ord. 950 § 2 (Exh. A § 725), 1998.)

Section 3. A new Section 20.20.090, Hotel, Extended Stay Hotel, Motel, is added as follows:

20.20.090 Hotel, Extended Stay Hotel, Motel

A. Purpose.

The purpose and intent of this section is to preserve the small-town character of the City within the Plaza Retail (PR) District and Downtown Commercial (CD) District, and to retain sufficient space within said Districts for persons to establish small and locally serving businesses by limiting the size and location of a new motel, hotel or extended stay hotel (“hotel”), as defined in HMC §20.28.310 in order to avoid an over-concentration of hotel uses within the downtown.

B. Application.

The following requirements shall apply to all applications for a conditional use permit to construct and establish a new hotel or to expand an existing hotel located within the PR District and CD District after the effective date of this section.

C. Nonconforming uses.

Any hotels that add guest rooms in excess of 67 rooms within the PR District shall be non-conforming. All current hotels in the CD District that include in excess of 5 guest rooms or, when combined with other hotels on the same block-face, contain more than 5 guest rooms per block-face, shall be nonconforming as to the number of guest rooms. Existing hotels that become nonconforming as an effect of these revisions may add no additional guest rooms. This provision shall not affect an applicant’s ability to apply for permits to expand, intensify, or add any other use. In addition, regulations per HMC 20.28.020 and 20.28.030 further describe non-conforming uses and structures.

D. Conditional Use Permit Requirement.

Any person desiring to construct and establish a new hotel or to expand an existing hotel in the PR District or CD District must obtain a conditional use permit in accordance with HMC Chapter 20.28, Article V.

E. Conditional Use Permit Findings: PR District.

In addition to the findings required by HMC §20.28.165 in connection with the approval of an application for a conditional use permit for a hotel within the PR District, the Planning Commission shall make the following finding: The addition of the number of hotel guest rooms or suites proposed by the application, when added to the then currently existing number of hotel guest rooms or suites, shall not exceed 67 hotel guest rooms or suites within the entire PR District.

F. Conditional Use Permit Findings: CD District.

In addition to the findings required by HMC §20.28.165 in connection with the approval of an application for a conditional use permit for a hotel within the CD District, the Planning Commission shall make all of the following findings:

1. The proposed project does not include in excess of five (5) hotel guest rooms or suites. If the proposed project would expand an existing hotel, the total number of hotel guest rooms or suites within the hotel shall not exceed five (5) hotel guest rooms or suites.
2. The addition of the proposed number of hotel guest rooms or suites, when added to the number of existing hotel guest rooms or suites, shall not exceed five (5) total hotel guest rooms or suites per block-face, unless separated by 500 feet or more. For a building that has frontage on two or more streets (i.e., through lot or corner lot), the primary business frontage shall be the narrower street frontage of the corner lot, consistent with the definition of "Lot line, front," in HMC §20.28.310. In the event that there is no narrower street frontage, the primary business frontage shall be determined by the building address.
3. The proposed hotel rooms are located behind or above retail or lobby space on a primary street frontage.
4. The proposed hotel does not front on a residential zoning district.
5. Parking required by Chapter 20.16 HMC, Article VIII shall be provided on-site.
6. Accessory uses to the hotel such as meeting rooms or guest event spaces shall be subordinate to the hotel use.
7. Residential units shall not be converted into hotel rooms.

Section 4. Section 20.28.020, Alterations and additions to nonconforming uses, structures and signs, is amended as follows:

20.28.020 Alterations and additions to nonconforming uses, structures and signs

A. No structure, the use of which is nonconforming, and no nonconforming sign, shall be moved, altered, or enlarged unless required by law, or unless the moving, alteration, or enlargement will result in the elimination of the nonconformity, except that:

1. A nonconforming residential use or structure located in a residential, office or commercial district and single-family residences in an industrial district may be moved, altered, or enlarged if destroyed by fire, acts of God, or by the public enemy, provided that the number of dwelling units is not increased.

2. A nonconforming hotel use or structure located in a commercial district may be altered or replaced if destroyed by fire, acts of God, or by the public enemy, provided that the number of hotel rooms is not increased.
- B. No structure partially occupied by a nonconforming use shall be moved, altered, or enlarged in such a way as to permit the enlargement of the place occupied by the nonconforming use, except as permitted in this section.
 - C. No nonconforming use shall be enlarged or extended in such a way to occupy any part of the structure or site which it did not occupy on the effective date of this Title or of the amendment thereto that caused it to become a nonconforming use, or in such a way as to displace any conforming use occupying a structure or site, except as permitted in this section.
 - D. No nonconforming structure shall be moved, altered, enlarged or reconstructed so as to increase the discrepancy between existing conditions and the standards of coverage, front yard, side yards, rear yard, height of structures, distances between structures, courts, or usable open space prescribed in the regulations for the district in which the structure is located.
 - E. The nonconforming use of a structure or site shall not be changed to another nonconforming use.
 - F. No use which fails to meet the required conditions for the district in which it is located shall be enlarged or extended or shall have equipment replaced unless the enlargement, extension, or replacement will result in the elimination of nonconformity with required conditions. (Ord. 1090 § 4 (Exh. B § 2315), 2009; Ord. 950 § 2 (Exh. A § 2315), 1998.)

Section 5. Section 20.28.030, Restoration of damaged structure, is amended as follows:

20.28.030 Restoration of damaged structure

The following regulations apply regarding restoration of a damaged structure:

- A. Whenever a structure that does not comply with the standards of coverage, front yard, side yard, rear yard, height of structures, distances between buildings, courts, or usable open space prescribed in the regulations for the district in which the structure is located, or the use of which does not conform with the regulations for the district in which the structure is located, is destroyed by fire or other calamity, by act of God, or by the public enemy to the extent of 50 percent or less, the structure may be restored and the nonconforming use may be resumed, provided that the restoration is started within one year and diligently pursued to completion.
- B. Whenever a structure that does not comply with the standards of coverage, front yard, side yards, rear yard, height of structures, distances between structures, courts, or usable open space prescribed in the regulations for the district in which it is located, or the use of which does not conform with the regulations for the district in which it is located, is destroyed by fire or other calamity, by an act of God, or by the public enemy to an extent greater than 50 percent, or is voluntarily razed or is required by law, the structure shall not be restored, except in full conformity with the regulations for the district in which it is located, and the

nonconforming use shall not be resumed. Notwithstanding the above, a nonconforming residential structure located in a residential, office or commercial district and single-family residences in an industrial district may be moved, altered, enlarged, or replaced if destroyed by fire, acts of God, or the public enemy, provided that the number of dwelling units is not increased. Nonconforming multi-family housing located in an Industrial District that is destroyed may only be replaced if the findings set forth in Government Code Section 65852.25 can be met as determined by the planning commission. Further, notwithstanding the above, a nonconforming hotel structure with more than five (5) guest rooms, located in the Downtown Commercial (CD) district, may be altered or replaced and the hotel use resumed if destroyed by fire, acts of God, or the public enemy, to an extent greater than 50 percent, provided that the number of hotel rooms is not increased from the use preceding the damage.

C. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction to the estimated cost of duplicating the entire structure as it existed prior thereto. Estimates for this purpose shall be made by or reviewed and approved by the planning and building director. (Ord. 1090 § 4 (Exh. B § 2325), 2009; Ord. 950 § 2 (Exh. A § 2325), 1998.)

Section 6. The following words and terms from Section 20.28.310 Definitions are proposed to be deleted as follows:

~~*Motel, hotel, extended stay hotel.* A structure or portion thereof or a group of attached or detached structures containing completely furnished individual guest rooms or suites with toilet and bathing facilities, occupied on a transient basis for compensation, in which no more than 40 percent of the individual guest rooms and suites contain kitchens or cooking facilities.~~

Section 7. The following words and terms are proposed to be added to Section 20.28.310 Definitions as follows:

Hotel, extended stay hotel, motel. A commercial business with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging (fewer than 30 days). Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. May also include accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Section 8. The following words and terms from Section 20.28.310 Definitions are proposed to be amended as follows:

Vacation rental. The rental/letting of a residential unit, including bedroom(s), kitchen and bath, for fewer than 30 days for transient lodging purposes and with no on-site management.

Section 9. Applicability.

Hotel projects for which an application has already been submitted and deemed complete by the Planning Department as of the effective date of this ordinance shall be exempt from the provisions of this ordinance.

Section 10. Environmental Compliance.

The proposed amendments to the Municipal Code are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) , general rule, which applies to any action where can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. The proposed amendments will not allow for, or encourage any more development than is already anticipated under the City's existing General Plan, or otherwise allow for or promote physical changes in the environment and therefore it can be seen with certainty that there is no possibility that the proposed amendments to existing zoning standards may have a significant effect on the environment.

Section 11. Severability.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 12. Effective Date and Publication.

This Ordinance of the City of Healdsburg shall be effective thirty (30) days after the date of its passage. Before expiration of fifteen (15) days after its passage, this Ordinance or a summary thereof as provided in Government Code section 36933, shall be published at least once in a newspaper of general circulation published and circulated in the City of Healdsburg, along with the names of the City Council members voting for and against its passage.

INTRODUCED by the City Council of the City of the Healdsburg on the 3rd day of December, 2018, and PASSED and APPROVED at a regular meeting of the City Council on the 17th day of December, 2018 by the following vote:

AYES: Councilmembers: (4) Gold, McCaffery, Naujokas and Mayor Mansell

NOES: Councilmembers: (1) Hagele

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED

ATTEST


Brigette A. Mansell, Mayor


Stephanie A. Williams, City Clerk

Dated: 1/7/2019

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I, STEPHANIE A. WILLIAMS, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Ordinance No.1181 passed and adopted by the Healdsburg City Council on the 17th day of December, 2018.


Stephanie A. Williams
Stephanie A. Williams, City Clerk