

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI APPROVING AMENDMENTS TO EXISTING AMENDED C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE #792 TO ALLOW FOR AN ADDITIONAL PERMITTED USE AND RELATED REGULATIONS TO BE AUTHORIZED ON THE SUBJECT SITE, WHICH IS LOCATED ON THE NORTHEAST CORNER OF CLAYTON ROAD AND STRECKER ROAD (Street Address: 16497 Clayton Road/St. Louis County Locator Number: 21U120327), SUCH BEING A LUXURY PET BOARDING FACILITY, WHICH WILL BE LIMITED TO THE KEEPING OF CATS, WITH ALL BEING CONSISTENT WITH THE RECOMMENDATION REPORT PREPARED BY THE PLANNING AND ZONING COMMISSION THAT IS DATED APRIL 7, 2025 (P.Z. 1-25 Cattails Lodge). (Ward Two)

WHEREAS, the governing ordinance for this property, which is being requested to be amended, is also the same for several other sites that are all situated in the general area of the Clayton Road and Strecker Road intersection; and

WHEREAS, at the time of the incorporation, St. Louis County had authorized a range of extensive commercial uses at this intersection, which were situated in an area of almost nothing but residential subdivisions, and the City did not support such, which prompted it to rezone all of these locations to either reflect their current utilization or to lessen their intensities and create locations of neighborhood orientated activities; and

WHEREAS, this action designated the northeast corner of this intersection for C-1 Neighborhood Business District activities and focused on service, office, and retail types there and shortly thereafter a new commercial center was constructed at this location; and

WHEREAS, with its development over twenty (20) years ago, this commercial center remains a viable use at this intersection and almost always having very low vacancy rates, indicative of its need in this area of the City; and

WHEREAS, a business owner petitioned the City to develop within this center a new type of pet use, a cat boarding facility, which would accommodate up to forty-two (42) of them inside one (1) of tenant spaces inside of the building; and

WHEREAS, the City posted this matter for public hearing and accepted testimony regarding it, along with the petitioner for this use explaining its need, operating parameters, employee levels, and steps to ensure the space remains clean and odor-free; and

WHEREAS, the Department of Planning prepared a report, with recommendation in support of such, and the Planning and Zoning Commission concurred and recommended the 'permitted uses' section of the ordinance be amended to accommodate this activity, while setting forth a list of conditions for its operation, including all boarding and related activity must be within the building; and

WHEREAS, the members of the Planning and Zoning Commission noted such a use could be accommodated there, given the operating parameters and related conditions it had developed in this regard and it would provide service not available in Wildwood at this time; and

WHEREAS, the recommendation report of the Planning and Zoning Commission was forwarded to City Council for a public hearing to be held on April 14, 2025, with the preparation of legislation for its introduction also being prepared for its consideration; and

WHEREAS, the City Council, as with any land use action, considers all aspects of the request to ensure it is appropriate for the area and overall community, while seeking to ensure the public's health, safety, and general welfare are addressed through carefully crafted conditions that form the basis of the legislation it considers for these types of considerations.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. Amendment Action. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, made a part thereof, are herewith amended by modifying certain conditions of the Amended C-8 Planned Commercial District, Ordinance #792, as amended, as set forth in this Ordinance for the following described land:

(Legal Description on File in City Clerk's Office)

Section Two: Authority. The zoning authority and approval embodied in this Ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations, and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated April 7, 2025, which is incorporated herein by reference, as if fully set forth in this Ordinance. The zoning authority granted herein is further subject to the conditions and provisions in the City of Wildwood Ordinance #792 (amended) as follows:

1. PERMITTED USES

The uses allowed in this Amended C-8 Planned Commercial District shall be all permitted and conditional uses within the C-1 Neighborhood Business District, including schools (preschool and K through 8th grade levels) and a plant nursery with related salesroom, greenhouses, storage buildings, and customary accessory uses (storage, growing, and display areas), but excluding apartment dwelling units in buildings primarily designated for commercial occupancy, parking areas (including garages for automobiles), and public utility facilities.

- a. The child care center located on Parcel D of this Amended C-8 Planned Commercial District may include a public dining facility (restaurant) that complies with the following conditions:
 - i. The area within the public dining facility (restaurant) shall be limited to twenty (20) seats.
 - ii. The hours of operation of the public dining facility (restaurant) shall not extend one (1) hour before or one (1) hour later than the normal hours of operation of the child care facility, including Saturdays. In no instance shall Sunday hours be allowed.
 - iii. Signage supporting this public dining facility, (restaurant) must be limited to ten (10) square feet in size.
 - iv. The menu for the public dining facility (restaurant) shall only include products and services provided to children and staff. However, no single use activities, such as, ice-cream parlors or similar high-turnover operations are authorized.
 - v. No employees are allowed on the premises solely for the services to be provided to the general public by this public dining facility (restaurant).

- b. The building located on Parcel B (northeast corner of Clayton and Strecker Roads), as shown on the map developed for P.Z. 5 and 6-97 City of Wildwood Planning and Zoning Commission, shall be authorized for a cat kenneling facility within one (1) of the commercial center's leasable spaces. This kenneling facility shall meet the following requirements in regard to its design, operation, and maintenance:
 - i. The staffing of this facility shall meet minimum levels, as set forth by the owner in testimony provided to the Planning and Zoning Commission at its February 3, 2025 public hearing. The staffing hours shall be no earlier than 6:00 a.m., nor past 10:00 p.m., seven (7) days a week, unless no cats are kenneled at the facility, or a medical emergency occurs. Staffing levels shall be based upon provided parking.
 - ii. The facility shall only be utilized for the kenneling of cats and no more than forty-two (42) cats may be boarded at it during any given time.
 - iii. The use of any exterior area of this subject lot for runs, kenneling or any boarding, exercise, or other activity is expressly forbidden.
 - iv. The kenneled cats shall have a minimum four (4) square feet of space for these purposes.
 - v. The licensing required by any federal, State, or County agency relative to this kenneling operation shall be provided to the Department of Planning at the time of the City's review of the business license application and be maintained during the on-going operation of the business.
 - vi. The grooming activities offered at this facility shall be limited to only those cats that are also kenneled there.
 - vii. The owner/operator of this facility shall provide interior air purification and said design of the same and

- plan shall be submitted to the Planning and Zoning Commission for review and action.
- viii. The owner/operator of this facility shall provide an odor control system and said design of the same and plan shall be submitted to the Planning and Zoning Commission for review and action.
 - ix. The owner/operator of this facility shall provide reasonable sound abatement steps within the confines the lease area of this building.

2. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

- a. The uses permitted in this Amended C-8 Planned Commercial District shall not exceed a site coverage threshold for all buildings or structures of more than twenty (20) percent of the total lot area. No one (1) building can exceed a total gross floor area of 8,500 square feet in size, except in the case of its use for a school (as defined in Section One of this ordinance), except whereas only one (1) building shall be allowed at a size not to exceed 31,400 square feet. The number of students in any school shall be governed by industry and State regulations relative to required recreational area and indoor space per child, or 420 students in total.
- b. No portion of any structure shall exceed a height of one (1) story or twenty (20) feet above finished grade, excluding parapet walls, pitched roofs and other such architectural treatments.
- c. The minimum area for this Amended C-8 Planned Commercial District shall be 0.58 acres in overall size. No future subdivision of properties within this Amended C-8 District shall result in any new parcel of less than one (1) acre in size.
- d. Architectural styles of all buildings or structures shall be subject to review by the Planning and Zoning Commission as part of the Site Development Plan review process. Minimally, the design, character, and style shall incorporate a pitched roof line and otherwise be residential in nature or complementary and reflect the existing built environment in the general vicinity of the subject parcels of ground.
- e. As to the development of Parcel H for a child care center and school facility, said construction shall be completed in phases. These phases shall be as follows: Phase I/Construction commencement to begin no sooner than March 1998; Phase II/Construction commencement to begin no sooner than March 1999; and Phase III/Construction commencement to begin no sooner than March 2000. The scope of these phases is as set forth in the public hearings and physical model submitted to the City.

3. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENT

Within twelve (12) months of the date of approval of the Amended C-8 Planned Commercial District by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval Site Development Plans. Where due cause is shown by the petitioner, this time interval may be extended once through appeal to and approval by the Planning and Zoning Commission. Said plans shall include, but not be limited to, the following:

- a. Outboundary and legal description of the property.
- b. Location map of generalized nature, north arrow, and plan scale.
- c. Location and size of all proposed structures, including the business sign and any retaining walls.
- d. Location and size of all parking areas and corresponding parking calculations.
- e. Existing and proposed contours at two (2) foot intervals.
- f. Roadways and driveways on and adjacent to the property in question, including required right-of-way dedication, pavement widening, and cross access easement areas, if applicable.
- g. The design, location, and size of all lighting, fences, and trash areas.
- h. A landscape plan including but not limited to the location, size, and general type of all plant and other material to be used {see landscape requirements of this ordinance}. This landscape plan must adhere to the requirements of Chapter 410 and its associated Tree Manual.
- i. The approximate location of all stormwater facilities and sanitary sewer facilities.
- j. Parking and structure setbacks from adjacent property lines.
- k. Location of all existing easements.
- l. Location and method of protecting existing tree stands to be preserved.

- m. Notes reflecting the requirements associated with specific uses due to their potential impacts.
- n. All other applicable plat and improvements requirements of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria in addition to such requirements as may be established by the Subdivision and Zoning Codes:

Building Setbacks

- a. All buildings or structures, excluding boundary and/or retaining walls, permitted directional or information signs, and fences, shall adhere to the following setbacks as described in Chapter 415.170 C-1 Neighborhood Business District of the City of Wildwood Zoning Ordinance.

Parking Setbacks

- b. All parking stalls, loading spaces, internal drives or roadways, excluding points of ingress and egress, shall adhere to the following setbacks as described in Chapter 415.170 C-1 Neighborhood Business District of the City of Wildwood Zoning Ordinance.

Minimum Parking Requirements

- c. All parking requirements shall be in accordance with Chapter 415.290 of the City of Wildwood Zoning Ordinance for this Amended C-8 District development as it pertains to the C-1 Neighborhood Business District (Chapter 425.170). As to Parcel H, the developer shall install additional planting islands of an adequate size to support mature vegetation by using a diamond shape pattern within the parking lot area. The location, size, and configuration of these planting islands shall be as reviewed and approved by the Planning and Zoning Commission on the Site Development Plan.

Access and Roadway Requirements

- d. Access to these properties which are part of this Amended C-8 Planned Commercial District shall be as directed and approved by the Department of Public Works and the St. Louis County Department of Highways and Traffic. Minimally, the requirements for access shall reflect the Master Plan's designation of roadways in this area at different service levels and design requirements relative to their arterial or local classifications.
- e. Improvements to Clayton Road, Strecker Road, and Prospector Ridge Drive shall be as directed and approved by the Department of Public Works and the St. Louis County Department of Highways and Traffic. Improvement levels on these roadways shall minimally meet the requirements of the Subdivision Code and reflect the service level designations as arterial or local as specified in the City's adopted "Design Criteria Handbook."
- f. Provide a sidewalk conforming to the City of Wildwood ADA standards along Clayton Road, Strecker Road, and Prospector Ridge Drive, as directed by the Department of Public Works and the St. Louis County Department of Highways and Traffic. Said associated improvements shall be provided by the developers of these sites as directed and approved by the Planning and Zoning Commission on the Site Development Plan.

Miscellaneous Roadway Requirements

- g. Provide cross access easement and temporary slope construction license, or other appropriate legal instrument, or agreement guaranteeing permanent access between this site and adjacent properties as directed by the Departments of Planning and Public Works.
- h. Installation of landscaping or the erection of business signage, if proposed, shall be reviewed by the Department of Public Works and the St. Louis County Department of Highways and Traffic for sight distance considerations and approved prior to its installation or construction.

- i. The developer is advised that utility companies will require compensation for underground relocation of their utility facilities within public road right-of-way. Underground utility relocation shall be required as part of this development's infrastructure improvements and the cost related to this activity shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
- j. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and other off-site improvements may be required to provide the necessary sight distance as directed by the Department of Public Works and the St. Louis County Department of Highways and Traffic.

Landscape Requirements - Specific

- k. Landscaping requirements shall be per the City of Wildwood's Chapter 410 Tree Preservation and Restoration Code and Restoration Code and accompanying manual.
- l. Existing vegetation within the parking and building setback areas shall be preserved, where possible. This existing vegetation shall be denoted on the Site Development Plan to be preserved and marked, flagged, or otherwise identified on the property prior to any grubbing, clearing, or grading. Minimally, the portions of the site where vegetation is to be preserved shall adhere to the City of Wildwood's Chapter 410 Tree Preservation and Restoration Code and accompanying manual.
- m. All new landscaping materials shall meet the following criteria:
 - (1) Deciduous Trees - two and one-half (2 ½) inch minimum caliper.
 - (2) Evergreen Trees - six (6) feet minimum height.
 - (3) Shrubs - twenty-four (24) inch minimum diameter.

Lighting Requirements

- n. Light standards shall not exceed sixteen (16) feet in overall height. However, preference shall be given to the use of low level and landscape type standards. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of Chapter 415.450 Outdoor Lighting Requirements of the City of Wildwood Zoning Ordinance. The location of all light standards and their design and appearance shall be approved by the Planning and Zoning Commission on the Site Development Plan and subject to the requirements of any general lighting ordinances or requirements of the City located in the Zoning Code or elsewhere.

Sign Requirements

- o. One (1) freestanding monument style business sign of thirty (30) square feet in size shall be permitted as part of this Amended C-8 District. All other sign criteria shall be in accord with the requirements of the City of Wildwood's Zoning Ordinance as they pertain to Chapter 415.420 Sign Regulations for the C-1 Neighborhood Business District.
- p. The location, design, and character of all signage shall be as approved by the Planning and Zoning Commission on the Site Development Plan.
- q. No advertising, temporary, or portable signs shall be authorized in this Amended C-8 District development.

Miscellaneous Conditions

- r. All trash areas shall be enclosed with a six (6) foot high sight-proof fence, with gate, and be appropriately landscaped around its perimeter. Said architectural character of this fence shall complement the style of the principal building. The location of this enclosure shall be approved by the Planning and Zoning Commission

on the Site Development Plan. No trash pickup shall be authorized after 6:00 p.m. or before 7:00 a.m. seven (7) days per week.

- s. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.
- t. No rooftop mechanical equipment shall be permitted.
- u. Hours of operation for all permitted uses shall be limited to 6:00 a.m. to 10:00 p.m., Sunday through Thursday, 6:00 a.m. to 11:00 p.m., Friday and Saturday.
- v. All proposed fencing shall be approved by the Planning and Zoning Commission and adhere to the architectural style and character of the principal building.
- w. The delivery of supplies and materials to these developments shall not occur after 6:00 p.m. or before 6:00 a.m. daily. All deliveries must adhere to this schedule. Operation of any outdoor machinery in conjunction with any authorized business shall be occur only between 8:00 a.m. and 6:00 p.m.
- x. All storage of materials shall be wholly contained indoors or screened from view on all sides, if temporarily placed outdoors.
- y. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with the general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve circulation in the area. As to Parcel H, the reduction to a single access point for the development shall be required, and the appropriate layout and marking of the parking lot for stacking and queuing, and the identification of employee parking spaces shall be accomplished in accord with the submitted Traffic Study. All improvements for all parcels shall be reviewed and approved by the St. Louis County Department of Highways and Traffic and the City of Wildwood Department of Public Works.
- z. Any existing development or use authorized by an approved site plan may continue under the provisions of such site plan until a new or altered use or development shall require a new site plan, upon which such new plan shall comply with these provisions. No previously approved site plan or portion thereof that has not yet been developed thereunder shall continue in effect.

5. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the East Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140.210 This contribution shall be in an amount established by multiplying the number of parking spaces approved on the Site Development Plan by the following schedule.

<u>Type of Development</u>	<u>Required Contribution Rate</u>
General Retail	\$2,623.26
Nursery/Garden Center	\$2,623.26
Child Care Center	\$2,623.26
Bank	\$5,246.72
Loading Space	\$4,292.64

(Parking space as required by Chapter 415.280 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Public Works.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution which remains, following completion of road improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2026 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

As this development is located within a trust fund established by the City of Wildwood, any portion of the traffic generation assessment contribution which remains, following completion of road improvements required by this development, shall be retained in the appropriate trust fund. Relative to Parcel H, once deposited in this fund, this contribution should be considered for use in the construction of safety improvements at the Clayton Road/Strecker Road intersection.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.
 - (1) The developer is required to provide adequate stormwater systems in accordance with Metropolitan St. Louis Sewer District and City of Wildwood standards.
 - (2) All stormwater shall be discharged at an adequate natural discharge point.
 - (3) Detention or differential runoff of stormwater will be required by the City of Wildwood. It shall be provided in permanent detention facilities, such as: dry reservoirs, ponds, or another acceptable alternative. The detention facilities shall be completed and in operation prior to paving of any driveways or parking areas.

Flood Plain Study

- b. Portions of these tracts of land are located Zone "B" of Federal Emergency Management Agency's Flood Insurance Rate Map. An approved flood plain study will be required prior to approval of the Site Development Plan.

Geotechnical Report

- c. Provide a Geotechnical Report covering the development and grading required by improvements involved with this site as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with the soil and geologic conditions. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification that the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

7. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

- a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping.

Notification of Planning

- b. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the Metropolitan St. Louis Sewer District (MSD), and the St. Louis County Department of Highways and Traffic must be received by the Department of Planning.

Roadway Improvements

- c. Road improvements and right-of-way dedication, if required, shall be completed prior to the issuance of an occupancy permit. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

Traffic Generation Assessment Contribution

- d. Traffic generation assessment contribution shall be deposited with City of Wildwood in the form of a cash escrow prior to the issuance of building permits.

Land Subdivision

- e. Record a proper subdivision of the property and comply with all other applicable Subdivision Code requirements relative to these properties, except as specified by this ordinance. Such subdivision shall include all road improvements and other required subdivision improvements and all reasonable easements necessary to ensure adequate access to adjoining parcels or public space.

Certification of Plans

- f. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification that the proposed construction will be completed in accordance with the grading and soils requirements and condition contained in the report.

9. GENERAL DEVELOPMENT CONDITIONS

- a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.
- b. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- c. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.
- d. Failure to comply with any or all the conditions of this Ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.
- e. The Zoning Enforcement Officer of City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plans approved by the City of Wildwood Planning and Zoning Commission.

- f. Any other applicable zoning, subdivision or other regulations or requirements of the City, whether in effect at the adoption of this Ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Amended C-8 District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.
- g. Commencement of construction shall begin within twelve (12) months of the approval of the Site Development Plans for the individual parcels of ground which are a part of this Amended C-8 Planned Commercial District. Construction shall be deemed to have commenced with the construction of the footings and foundations on the respective properties.

Section Two. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Section Three. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether relating to or in manner connected with the subject matter hereof.

Section Four. Severability. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

THIS BILL WAS PASSED AND APPROVED 1474 DAY OF APRIL, 2025 BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AFTER HAVING BEEN READ BY TITLE OR IN FULL TWO (2) TIMES PRIOR TO PASSAGE.

Joseph Garritano
 Presiding Officer

Joseph Garritano
 The Honorable Joseph Garritano, Mayor

ATTEST:

ATTEST:

Collen Lohbeck
 Collen Lohbeck, Deputy City Clerk

Collen Lohbeck
 Collen Lohbeck, Deputy City Clerk