

CITY COUNCIL

Larry Domenighini, Mayor  
Gary L. Hansen, Vice Mayor  
Lawrence Mello, Council Member  
Jeff Williams, Council Member  
Jim Yoder, Council Member

CITY MANAGER  
Steve Holsinger

CITY CLERK  
Natalie Butler



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Willows, CA 95988  
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[www.cityofwillows.org](http://www.cityofwillows.org)

## **CITY COUNCIL REGULAR MEETING AGENDA**

**Tuesday, May 26, 2015**

**7:00 p.m.**

1. Call to Order Willows City Council Regular Meeting - 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call
4. Agenda Review: (Requested Changes by Council or Staff).
  - a) Consider acceptance, by motion, of the City Council's May 26, 2015 Agenda.
5. Presentations & Proclamations: None Scheduled
6. Public Comment / Written Communications: Members of the public wishing to address the Council on any item(s) *not on the agenda* may do so at this time when recognized by the Mayor/Vice Mayor; however, no formal action will be taken unless a majority consensus of the Council directs staff to place the item a future agenda. (*Public Comment is generally restricted to three minutes*).
7. Consent Agenda: Consent items are considered to be routine by the City Council and will be enacted in one motion. There will be no separate discussion on these items unless a Councilperson or citizen requests, in which event the item will be removed from the consent agenda.
  - a) Consider approval of General Checking, Payroll Checks & Payroll Direct Deposit.
  - b) Consider approval of the Minutes of the April 28 2015, Regular City Council Meeting.
  - c) Consider approval of the Minutes of the May 5, 2015 Special City Council Meeting.
8. Public Hearings: (*Persons wishing to speak during a Public Hearing are asked to approach the microphone to address the Council and limit comments to three minutes. Although not required, it is also requested that you please state your name for the record*).
  - a) Conduct a Public Hearing and upon conclusion, by motion, declare the parcels indicated to be abated by the City Contractor. (Note: The list of parcels will be distributed on the evening of the meeting).

- b) Conduct a Public Hearing and upon conclusion, consider, by motion 1) Adoption of a Resolution approving zoning text amendments to the Municipal Code/Zoning Ordinance and 2) Consider reading by title only and passage of the first reading of six Ordinances amending sections of chapter eighteen of the Zoning Ordinance of the City and direct return for second reading and final adoption at a future Council Meeting.

9. Ordinances: Action taken under item 8 (b).

10. Items introduced by City Council or Administrative Staff for discussion purposes only:

11. New Business:

- a) Consider, by motion, approval of an MOU between the City of Willows and Stony Creek Joint Unified School District for the repositioning of the Elk Creek Library.
- b) Consider, by motion, adoption of two Resolutions for the use of Downtown Façade Improvement Funds for two exterior façade rehabilitation projects as follows:
- Resolution approving the use of downtown façade improvement funds for David & Laura Boehm, owners of an existing commercial building located at 300 N. Butte Street.
  - Resolution approving the use of downtown façade improvement funds for a mini-grant to Jennifer Carriere-LaDuke, owner of an existing commercial building located at 136 S Butte Street.
- c) Consider, by motion, adoption of a Resolution authorizing overtime and portal to portal pay for employees, using the Cal OES Salary Survey.
- d) Consider, by motion, adoption of two Resolutions as follows:
- Resolution of the City Council of the City of Willows consenting to the inclusion of properties within the City's jurisdiction in the California Home Finance Authority Community Facilities District No. 2014-1 (Clean Energy) to finance renewable energy improvements, energy efficiency and water conservation improvements and electric vehicle charging infrastructure and approving associate membership in the joint exercise of powers authority related thereto.
  - Resolution of the City Council of the City of Willows consenting to inclusion of properties within the City's jurisdiction in the California Home Finance Authority Program to finance renewable energy generation, energy and water efficiency improvements and electric vehicle charging infrastructure and approving associate membership in the joint exercise of powers authority related thereto.
- e) Consider, by motion, adoption of a Resolution authorizing a professional services agreement between the City of Willows and Disability Access Consultants to complete an ADA self-evaluation and transition plan in conjunction with the Glenn County Transit & Transportation Authority as required by the Americans with Disabilities Act.

12. Council Member Reports:

13. Executive Session: None Scheduled

14. Adjournment:

**CERTIFICATION:** Pursuant to Government Code §54954.2 (a), the agenda for this meeting was properly posted on or before May 22, 2015.

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at [www.cityofwillows.org](http://www.cityofwillows.org).

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office at 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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Period

5/7/2015 TO 5/20/2015

General Checking 29598 TO 29622

Payroll Direct Deposit Z06278 TO Z06315

Payroll Checks 34151 TO 34172

APPROVAL DATE 5/26/2015

Approved \_\_\_\_\_

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
029598	05/14/15	ALA01	ALAMEDA COUNTY SHERIFF	242.00	.00	242.00	B50511	PD DRIVERS TRAINING
029599	05/14/15	AME02	AMERIPRIDE UNIFORM SVCS.	293.52	.00	293.52	B50511	PD UNIFORMS APRIL 2015
029600	05/14/15	APP05	THE APPEAL-DEMOCRAT	67.95	.00	67.95	B50512	SUBSCRIPTION RENEWAL
029601	05/14/15	BAK06	BAKER & TAYLOR BOOKS	213.60	.00	213.60	224098	NEW PRINT MAT. LIBRARY
029602	05/14/15	BUR02	BURROWS OIL COMPANY	2656.10	.00	2656.10	B50512	VEH MAINT GAS PARKS/PUB.A
029603	05/14/15	C&R00	C & R RADIO	140.67	.00	140.67	914	TWO WAY RADIOS MISC PARTS
029604	05/14/15	COM16	COMCAST CABLE	104.15 48.70	.00 .00	104.15 48.70	B50512 AB50512	INTERNET LIBRARY 5/3-6/2/ INTERNET PD 5/7-6/6/15
			Check Total.....	152.05	.00	152.05		
029605	05/14/15	EDG00	ADAM EDGINGTON	30.00	.00	30.00	B50511	PD TRAINING PER DIEM
029606	05/14/15	ENL00	ENLOE MEDICAL CENTER	282.00	.00	282.00	B50512	EMPLOYMENT PHYSICAL
029607	05/14/15	FRF00	FRESNO CITY COLLEGE	73.00	.00	73.00	B50512	PD TRAINING
029608	05/14/15	FRJ00	FRIESEN COMPUTER COMPANY	62.24	.00	62.24	5905	USB CABLE PD
029609	05/14/15	GAN01	GANDY-STALEY OIL CO.	472.70	.00	472.70	B50511	PD CARDLOCK APRIL 2015
029610	05/14/15	JON00	JON'S BACKFLOW	621.50	.00	621.50	226	VALVE TEST
029611	05/14/15	KIM00	KIMBALL MIDWEST	129.52	.00	129.52	194796	WASP BEE AND HORNET KILLE
029612	05/14/15	KRU02	LEONARD G. KRUP	157.50 2163.50	.00 .00	157.50 2163.50	23063 23064	PROFESSIONAL SERVICES KUWATA VS CITY OF WILLOWS
			Check Total.....	2321.00	.00	2321.00		
029613	05/14/15	LAR04	LARKSPUR LANDING-PLEASANT	137.41	.00	137.41	B50511	MOTEL-PD TRAINING
029614	05/14/15	MAT01	MATSON & ISOM TECHNOLOGY	2965.00	.00	2965.00	50239	MANAGED PARTNER AGREEMENT
029615	05/14/15	NOR10	NORTH STATE AIR COND. &	89.55	.00	89.55	000648	DUCT WORK PD
029616	05/14/15	OFF05	OFFICE DEPOT, INC.	35.95 50.29	.00 .00	35.95 50.29	703001 852001	PAPER SUPPLIES PAPER SUPPLIES
			Check Total.....	86.24	.00	86.24		
029617	05/14/15	SAC08	SACRAMENTO VALLEY MIRROR	87.84	.00	87.84	13306	LEGAL AD/CLASSIFIED AD
029618	05/14/15	STO00	MICHAEL STOVER	90.00	.00	90.00	B50512	TRAINING PER DIEM
029619	05/14/15	USB04	U.S. BANK CORPORATE PAYME	1586.56	.00	1586.56	B50513	APRIL STMT PER ATTACHED
029620	05/14/15	VER02	VERIZON WIRELESS	548.45	.00	548.45	B50511	TELEPHONE EXP. APRIL 2015
029621	05/14/15	WIL07	WILLOWS CHAMBER	2500.00	.00	2500.00	B50511	CONTRIBUTION-CHAMBER SPON
029622	05/14/15	WILHG	WILLOWS GLASS	205.00	.00	205.00	Q002601	PASSENGER DOOR REPLACEMEN
			Cash Account Total.....	16054.70	.00	16054.70		
			Total Disbursements.....	16054.70	.00	16054.70		



**MINUTES OF THE WILLOWS CITY COUNCIL REGULAR MEETING HELD**  
**April 28, 2015**

1. Mayor Domenighini called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** Council Member Yoder led the Pledge of Allegiance.
3. **ROLL CALL:**  
Present: Williams, Yoder, Mello, Hansen & Mayor Domenighini.  
Absent: None
4. **Agenda Review:**
  - a) City Manager Steve Holsinger pointed out there was an error on the Minutes of the March 31, 2015 and they should have reflected that Council Member Yoder was in attendance. Mr. Holsinger also pointed out that the resolution slated for adoption under item 11(a) also had an error, in that it showed “Jeffrey Cobb” as the Mayor and it should be “Larry Domenighini” as Mayor. **M/S – Hansen/Yoder** to approve the April 28, 2015, City Council Meeting Agenda as amended. The motion unanimously passed.
5. **Presentations & Proclamations:**
  - a) Mayor Domenighini presented a Proclamation Declaring the Month of May as “Poppy Month” in the City of Willows. Barbara LaDoucer of the American Legion Auxiliary accepted the Proclamation.
  - b) Past Exalted Rulers of the Willows Elks Lodge, Michael Butler and Jeffrey Cobb, presented a check for \$1000 to Recreation Director Carol Lemenager. The donation was made by the “Elks National Foundation” and is to go towards necessary costs associated with the City swim pool operations and maintenance.
  - c) Keith Corum gave the Council a Power Point Presentation featuring a conceptual project known as the “Willows Swim Center Project”. Mr. Corum stated that he envisions in the future, the City having an Olympic-sized indoor/outdoor swimming pool and a splash pad. He stated that this would be a huge project and he would appreciate any thoughts or ideas from anybody on where to start to make this vision a reality. Mr. Corum stated that he will be researching to see if there are grants that are available for this type of project and will be working with the Center for Economic Development out of Chico to pursue additional information and/or options for funding.
6. **Public Comment/Written Communications:**

Preston Dickenson introduced himself to the Council and announced that he was an Independent Contractor that works for AT&T External Affairs. He left business cards for

each member of the Council in case they would have a desire to utilize his services in the future.

Mayor Domenighini announced that the City received a written communication on April 28, 2015 by Reggie Boelman, Field and Maintenance Officer for Willows Little League. The letter was read into the record as follows:

Dear City Councilmen and City Manager,

The entire Little League and I especially, would like to say thank you for addressing the situation at our facility. Thank you for putting up the new dog clean-up stations and courtesy signs. On several occasions already, I've seen people use the bags provided. This is another positive step for our children and families to enjoy this great facility. It adds a lot of pride to our fields and parks.

Thank you again, and we would like to invite you to come down to the fields, grab a hotdog or nachos (Which are the best in Glenn County) and watch some baseball. We have games nearly every night starting at 5:30 p.m. This year we are also hosting the TOC tournament and the 'All-Star' tournament in June.

Thank you,  
Reggie Boelman

7. **Consent Agenda:**

Council Member Williams asked to pull item 7(d) for some additional discussion. The item was "Adoption of a resolution declaring weeds, rubbish, refuse and dirt public nuisances, approve the 2015 Weed And Rubbish Abatement Schedule as presented and set Tuesday May 26 as the time and place of hearing any objections to the proposed removal of weeds, rubbish refuse and dirt declared to be public nuisances". Brief discussion ensued and Council Member Williams was satisfied with the clarification he received and the item was placed back on the Consent Calendar for action. **M/S – Hansen/Yoder** to approve the Consent Agenda as presented. The motion unanimously passed and the following items were adopted/approved:

- a) Approval of General, Payroll & Direct Deposit Check Registers (29457-29521; Z06207-Z06242; 34111-34129).
- b) Approval of City Council Minutes of the March 24, 2015 regular meeting.
- c) Approval of City Council Minutes of the March 31, 2015 special meeting.
- d) Adoption of a resolution declaring weeds, rubbish, refuse and dirt public nuisances, approve the 2015 Weed and Rubbish Abatement Schedule as presented and set Tuesday, May 26 as the time and place of hearing any objections to the proposed removal of weeds, rubbish, refuse and dirt declared to be public nuisances.

**8. Public Hearings:**

- a) The Transportation Development Act (TDA) Statutes and Administrative Code of Regulations require specific actions on the part of local transportation planning agencies. As part of the regulations, annually the County holds a public hearing to receive input from citizens and City Councils regarding unmet transit needs. Specifically an “Unmet Transit Need” is found to exist when there is a reasonable need for an identifiable group within the community that has no dependable and/or affordable access to employment, medical, commercial, public, or social services. Because transit needs fluctuate with variables such as unemployment, population, demographics, land use and circulation patterns, it is necessary to re-evaluate the needs annually.

Mayor Domenighini opened the Public Hearing at 7:33 p.m. and hearing no comments from the public, closed the Public Hearing at 7:33 p.m. No formal action was required by the Council.

**9. Ordinances: None.**

**10. Items introduced by City Council or Administrative Staff for discussion purposes only:**

- The City Manager reported that activity is going on at Sycamore Skate Park for the mural painting of the skate bowl headed up by Director of ‘Youth for Christ’, Joe Flesher and a group of volunteers.
- The City Manager reported that the brand new O’Reilly Auto Parts store has been completed and they are planning to open their doors to begin selling merchandise on May 2.
- The City Manager reported that the 49-unit Senior Housing project on West Sycamore Street is very close to completion and Building Official Clay Dawley will be issuing a Temporary Certificate of Occupancy sometime this week. The City also received a check today from the Developer of the project, Pacific West Communities, in the amount of roughly half a million dollars for Development Impact Fees for this project.
- The City Manager reported that the new Tractor Supply Store is underway with their new building construction. They have already done some undergrounding and they’ve got their infrastructure and their sewer lines in and connected to the City sewer. The developers are expediting the construction process and this building is scheduled to go up very fast and they hope to have the store open by August.
- Council Member Mello announced that phase one on the skate park mural was completed today and the art (phase two) will be getting underway in the very near future.
- Council Member Hansen thanked the City Manager Steve Holsinger, Interim Public Works Director Steve Soeth, and the entire Public Works Department for placing the new City Entryway Sign at the entrance South of town.

**11. New Business:**

- a) Consider adoption of a Resolution of Intention to levy and collect annual assessments, preliminarily approving the Engineer's Report for FY 2015/2016 for the City of Willows Landscaping and Lighting Assessment Districts and setting the time and date of the Public Hearing for June 23, 2015 at 7:00 p.m. at City Hall, 201 North Lassen Street:

Prior to this item being heard by the Council, the City Manager recused himself from any involvement with the item and vacated the Council Chamber due to the fact that he is a property owner in the Landscaping & Lighting District.

City Engineer John Wanger introduced this item to the Council. The Willows Landscaping and Lighting Assessment District (District) was initially formed by the City in 2005 to pay for costs associated with maintaining landscaping and maintenance in the Birch Street Village subdivision; (Zone A), in accordance with the Landscaping and Lighting Act of 1972.

The 1972 Act requires that the City undertake certain proceeding for any fiscal year in which assessments are to be levied and collected. These proceedings are typically accomplished at three separate Council meetings with the following actions:

- 1) Adopt a resolution appointing the Engineer of Work and directing the preparation of the annual Engineer's Report.
- 2) Approve the Preliminary Engineer's Report, declare the City Council's intent to levy and collect assessments and set the date and time for a public hearing.
- 3) Conduct a public hearing and authorize the levying and collection of assessments for the upcoming fiscal year and approve the Annual Engineer's Report

The first action was completed by the Council on March 10, 2015. The Engineer's preliminary report and resolution that are before the Council for consideration tonight accomplishes the second part of the proceedings for FY 2015-16.

Attached to the staff report was the Preliminary Annual Engineer's Report as prepared by Coastland Civil Engineering. The City Council should review the report and let staff know if there are any desired changes to be made to the report. In brief, the report outlines changes and summarizes the costs projected for FY 2015-16 and provides the proposed overall assessments. In order to keep up with inflation, the estimated maximum annual assessment in both Zones is proposed for increase by the allowable annual CPI (year 2014) of +2.8%. This raises the maximum annual assessment for Zone A to \$449.65 and the maximum annual assessment for Zone B to \$6,387.58. The estimated maximum annual assessment will increase for both zones. The actual amount that will be levied and collected during FY 2015-16 for Zone A will be reduced approximately \$51.92 from FY 2014-15 to \$143.00 per parcel. While the FY 2015-16 budget is the same as FY 2014-15, excess reserves are available and are being used to reduce this year's assessment and to bring the

reserves in line with the City reserve policy. The actual amount that will be levied and collected during FY 2015-16 for Zone B will be increased approximately \$627 from FY 2014-15 to \$5,305.88. This increased assessment is due to increased utility costs and a resulting higher ratio of assessment engineering costs. The FY 2015-16 annual assessments will provide projected revenue of \$11,933.16 to cover the estimated expenses.

During FY 2008-09, the Council implemented a minimum reserve balance of 10% to 20%. It was noted that the projected Assessment District reserve balance at the end of FY 2015-16 is within that target range for both Zone A and Zone B.

The preliminary Engineer's Report is before the Council for their information and comment. The next step in the process is to hold a public protest hearing (required by the Streets and Highways Code for this type of an assessment district.) At the public protest hearing, any person within the assessment district can provide comments for the Council's consideration. At the close of the hearing, if the Council finds the report acceptable, the Council will adopt a resolution authorizing the annexation and levying of assessments per the Engineer's Report. The Final Engineer's Report should be approved by the City no later than the end of June of each year so that the information can be transmitted to the County for the inclusion on the tax rolls. The County needs to have all information transmitted and correct no later than August 10<sup>th</sup> of each year.

**M/S – Mello/Yoder** to approve the Preliminary Annual Engineer's Report as prepared by Coastland Civil Engineering; adopt the Resolution of Intention to levy and collect assessments; and set the required public protest hearing time and date for the City of Willows Landscaping and Lighting Assessment District for June 23, 2015 at 7:00 p.m. The motion unanimously passed.

- b) Consider declaring Police Department vehicles surplus and direct staff to dispose of them by selling, sealed bid, auction or other method:

The Police Department has identified City property – specifically one 1999 Ford Crown Victoria with 167,497 miles and one 2002 Ford Crown Victoria with 109,966 miles – which are no longer used or which have become obsolete or worn out. Pursuant to Willows municipal Code 3.05.120, staff is requesting the City Council declare the items as surplus and direct staff to sell or dispose of by sealed bid, auction or other method.

**M/S – Hansen/Williams** to declare the aforementioned items surplus and direct staff to sell or dispose of said vehicles. The motion unanimously passed.

- c) Staff is seeking direction from the City Council concerning the possibility of partnering with Glenn County to formalize/develop a County-wide Ambulance District to serve the residents of Glenn County:

Willows Fire Chief Wayne Peabody previously provided an overview of the proposed changes to ambulance service levels anticipated to impact Willows residents in the immediate future. Since that time, Council's Public Safety subcommittee and Board of

Supervisor representatives Soeth & Corum have solicited input from neighboring agencies concerning these anticipated impacts. Discussions have focused on alternative service delivery methodology and other alternative potential resolutions to the declining services available in Willows and South Glenn County. Despite these diligent efforts, to date no alternative delivery method or other resolution has been universally identified or acknowledged. Therefore, staff is seeking direction from the City Council concerning support for the creation/development of a county-wide ambulance district, intended to provide the financial framework necessary to address the operations and maintenance of enhanced ambulance services in Glenn County. The Council's obligations would be both political and financial assistance to partner with Glenn County and potentially the City of Orland to develop a county-wide ambulance district; including meeting all of the legislative requirements to qualify a measure for voter consideration at the earliest available general election cycle.

The specific situation is that Glenn County is in a position of needing a third ambulance to provide timely medical response and transportation to citizens of Glenn County. Currently Enloe Medical Center provides an ambulance in the Southern area covering from County Road 33 to the Colusa County Line running approximately 1500 calls. Westside Ambulance provides coverage in the north County from County Road 33 to the Tehama County Line running approximately 1300 calls. Westside ambulance has been granted an exclusive operating area (EOA), which means that they have sole source to their area.

Willows ambulance primary transportation/receiving hospital is Glenn Medical Center, while certain patients by protocols are transported by either ground or air to Enloe Medical Center. Willows Ambulance provides both 911 and Inter-Facility Transports. Inter-Facility Transports from Glenn Medical Facility to Enloe Medical Center removes an ambulance from the area for an average of two and a half hours. Mutual aid response areas include Orland, Colusa County and Butte County. Currently no binding agreement is in place. Westside Ambulance primary transportation/receiving hospital is Enloe medical Center. Westside Ambulance only provides 911 call services and average ground transportation takes approximately two and a half hours. Mutual aid response areas include Willows, Tehama and Butte Counties. Westside Ambulance is a private ambulance company.

Currently Willows Fire is waiting on Advance Life Support and transportation approximately 25% of their calls with times reaching 30-45 minutes.

Essentially the Council has three options available to them. Option #1 would be to do nothing. Option #2 is to take a look at partnering with Glenn County on the formation of a County Special Ambulance District, or a split ambulance system just to service the south end of the County. Either way, an Ambulance District or a Special District appears to be the only resolution to providing the revenue source that is necessary to move forward with enhancing the service that we currently have; not to mention the depletion of service that is about to take place in the immediate future. Therefore, staff said they would schedule a discussion for the Council to have, which is why this item is on the agenda tonight. The Council should keep in mind, however, that if they would like to form a special district, it has to be by voter referendum and it would require an action of the City Council and an

action of the Glenn County Board of Supervisors, and it would have to be a qualifying ballot measure to get something on the ballot in the next scheduled General Election in November, and the City has very little time to do that. There would definitely be some expense involved; however, City Staff can't quantify the exact amount at this time because staff is unsure what exactly the formation of a Special District would require. The City would likely need some extra consulting help. Essentially, these are the options that are available to the City Council to pursue at this time for enhancing the service, or at least putting it before the voters to see if they want to adopt a "Special District Fee" to enhance the services that they are about to lose.

Lengthy discussion ensued among the members of the Council and it was the strong recommendation by Vice Mayor Hansen is to pursue ongoing discussions on this topic with Glenn County. He believes that it is not prudent to do nothing and the Council needs to do something. All four Council members concurred with Vice Mayor Hansen and it was ultimately the unanimous consensus of the Council to continue to pursue discussions with the Glenn County Board of Supervisors to look at some possible solutions to this issue.

**M/S – Hansen/Yoder** to have staff and the Public Safety Subcommittee discuss the possibility of partnering with Glenn County to formalize development of a County-Wide Ambulance to serve the residents of Glenn County. The motion unanimously passed.

- d) Discussion and possible action regarding the Glenn County Solid Waste Management subcommittee, consisting of Council Members Hansen and Mello (alternate), to enter into discussions with Waste Management for setting a date, organizing, staffing and advertising for a City of Willows "Community Clean-Up event":

A few years ago Waste Management amended their contract with the City to no longer offer the "bag & tag" service and instead they would offer one community clean-up event annually. Staff is seeking Council's direction on possibly holding the clean-up event sometime within the upcoming months. The City is somewhat limited on dates due to holidays and special events that occur during the month of May. If the Council would rather, staff could delay this clean-up event until the fall. When the City Manager asked the members of the Waste Management subcommittee, consisting of Vice Mayor Hansen with Council Member Mello as an alternate, if they had an interest in placing this item on tonight's agenda, the answer was a definite "yes", so here we are. Council discussion ensued and some dates were discussed but then ruled out due to the Lamb Derby weekend, the Memorial Day Holiday and the Glenn County Fair. The best date to hold the event seemed to be on May 30<sup>th</sup>, and therefore the unanimous consensus of the Council was to have Vice Mayor Hansen contact Waste Management the next day and see if that date will work for them.

- e) Lamb Derby Parade Discussion:

This item was placed on the agenda at the request of a Council Member to see if there was any desire for the Council to be entered into the Lamb Derby Parade on May 9. Mayor Domenighini stated that he had other obligations related to Lamb Derby activities that day,

as did Council Members Yoder & Mello and therefore the three of them would not be available. Vice Mayor Hansen and Council Member Williams stated that they were available that day and they would be happy to enter the parade on behalf of the City.

**12. Council Member Reports:**

- Vice Mayor Hansen reported on the most recent Transportation Commission and Glenn County Transit Committee meetings. He also stated that it was really nice that the City received the aforementioned letter from Reggie Boelman about the improvements of the condition of the Little League field/park.
- Council Member Mello stated that Willows still needs a team put together for the second annual Willows versus Orland bowling match. Once he gets all of the team members confirmed he will let everybody know the time and the date of the event. So far Orland has 2 City Council Members and 3 Staff Members.
- Council Member Yoder stated that he recently had the opportunity to guest judge at the rehearsal for the Lamb Derby pageant.
- Mayor Domenighini gave an update on activities going on at the Library.

- 13. Closed Session:** Pursuant to Government Code Section 54954.3 the public will have an opportunity to directly address the legislative body on the items below prior to the Council convening into Closed Session. Public Comments are generally restricted to three minutes.

No comments from the public were received and the Council entered into closed session at 8:33 p.m.

**a) CONFERENCE WITH LABOR NEGOTIATOR(S) pursuant to Section 54957.6**

Agency Negotiators: City Manager, Steve Holsinger  
Finance Director, Tim Sailsbery

Employee Organization(s): All Unrepresented City Employees including City Manager, City Attorney, City Council and All Other Elected or Appointed Members of the City of Willows Boards & Commissions.

**b) PUBLIC EMPLOYEE APPOINTMENT pursuant to Section 54957(b)**

- 14. Report out from Closed Session:** The Council reconvened into open session at 10:49 p.m. and reported that direction had been provided to staff and no formal reportable action was taken by the Council..

15. **Adjournment:** Mayor Domenighini adjourned the meeting at 10:50 p.m.

Dated: April 28, 2015

NATALIE BUTLER

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City Clerk

The City of Willows is an Equal Opportunity Provider



**MINUTES OF THE WILLOWS CITY COUNCIL SPECIAL MEETING HELD**  
**May 5, 2015**

1. Mayor Domenighini called the meeting to order at 7:02 p.m.
2. **PLEDGE OF ALLEGIANCE:** Council Member Williams led the Pledge of Allegiance.
3. **ROLL CALL:**  
Present: Williams, Yoder, Mello, Hansen & Mayor Domenighini.  
Absent: None
4. **Public Comment:** None
5. **Executive Session:**

Pursuant to California Government Code 54950 et seq., the City Council held a Closed Session. More specific information regarding this Closed Session is indicated below:

Pursuant to Government Code Section 54954.3, no members of the public wished to address the legislative body on the item(s) below prior to convening into Closed Session. The Council convened into Executive Session at 7:03 p.m. for the following:

- a) **PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT pursuant to Section 54957(b)1**

Title: City Manager

6. **Report Out from Executive Session:**

The Council reconvened into open session at 9:09 p.m. and Mayor Domenighini reported that the Council directed staff to commence recruitment efforts to pursue a new City Manager to replace the current City Manager, Steve Holsinger, who will be retiring before the end of 2015. The City Council took no formal reportable action.

7. **Adjournment:**

Mayor Domenighini adjourned the meeting at 9:10 p.m.

Dated: May 5, 2015

NATALIE BUTLER

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City Clerk

The City of Willows is an Equal Opportunity Provider



**AGENDA ITEM**

May 26, 2015

TO: Steve Holsinger, City Manager  
FROM: Wayne Peabody, Fire Chief  
SUBJECT: 2015 Weed Abatement-Public Hearing

**RECOMMENDATION:**

This is a public hearing and it is in order at this time for the Council to declare that the parcels indicated on Exhibit "A" to be abated by the City contractor. Those persons returning self-abatement notices are allowed a time extension of 10 days to complete the work themselves. If after this date these parcels have not been abated, the City contractor will perform the work.

**SITUATION (or BACKGROUND):**

On April 28, 2015 the City Council adopted a resolution declaring rubbish, refuse, and weeds to be a public nuisance. The City Fire Department has made a survey of the areas in the City that are a nuisance and has notified the property owners that they must remove this nuisance or the City will perform this task and bill the property owner accordingly.

It is required by the Government Code 39560 thru 39588 that there is to be set a fixed time for any appeals to be considered by the Council from any of the property owners. The time fixed for this appeal was 7:00 p.m., Tuesday July 28, 2015. At this time the Council shall hear any objections from the property owner, and by motion, upon the conclusion of the hearing, the Council shall allow or overrule any objections. The Council may continue the hearing if they desire any additional information on any particular site. If no objections have been made, or after the City Council has disposed of those made, it shall order the Fire Chief to abate the nuisance.

**FINCIAL CONSIDERATIONS:**

Properties that the City Contractor abates will be billed to the property owner. For the property owners that do not pay, there will be a lien placed against their property and it will appear on their tax statement from the county.

**NOTIFICATION:**

Willows Public Safety Association

**ALTERNATE ACTIONS:**

- 1: Request additional information from staff.
- 2: Reject staff recommendation and/or direct item to be returned.

**RECOMMENDATION:**

This is a public hearing and it is in order at this time for the Council to conduct the public hearing and upon its conclusion, by motion, declare the parcels indicated on Exhibit "A" to be abated by the City contractor. Those persons returning self-abatement notices were allowed a time extension until June 1st to complete the work themselves. If after this date these parcels have not been abated, the City contractor will perform the work.

Respectfully Submitted

  
Wayne Peabody  
Fire Chief

Approved By

  
Steve Holsinger  
City Manager

**ATTACHMENT:**

Exhibit A: 2015 Weed Abatement Parcel list (Attachment to be distributed on the night of the meeting).



## AGENDA ITEM

May 26, 2015

**TO:** Honorable Mayor Domenighini and Members of City Council

**FROM:** Karen Mantele, Principal Planner

**SUBJECT:** Zoning Text Amendments to the City's Municipal Code/Zoning Ordinance,

## RECOMMENDATION

Conduct a Public Hearing and upon conclusion, 1) Consider adoption of a Resolution approving zoning text amendments to the Municipal Code/Zoning Ordinance and 2) Consider reading by title only and passage of the first reading of the attached six Ordinances **AMENDING SECTIONS OF CHAPTER EIGHTEEN OF THE ZONING ORDINANCE OF THE CITY OF WILLOWS** and directing return for second reading and adoption at the appropriate future meeting.

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## Project Description

Staff is proposing to make amendments to the City's Municipal Code/Zoning Ordinance, most are part of HCD requirement for implementation to the City's 2014-2019 Housing Element Update. A summary of proposed amendments as follows:

Zoning Text Amendments to include: defining where Transitional and Supportive Housing is permitted and can be developed by adding section 18.40.020(4), modifying Section(s) 18.55.020(18); and 18.60.020(18); modifying the definition of "Family" in section 18.25.060, and adding a definition for "Household" in Section 18.25.080; deleting text in Section(s) 18.45.040(1) and 18.40.040(1) which text does not conform to the General Plan densities for those corresponding land use designations.

The following zoning code modifications are also being proposed, but are not part of the programs listed in the 2014-2019 Housing Element Update; modify the Comprehensive Sign Code to Section(s) 18.125.020 (remove definition of Campaign sign), and modify Section 18.125.040(5) regarding Campaign signs.

If proposed text amendments are adopted, they would be applicable to all parcels within the City of Willows boundaries.

## Background

The 2014-2019 Housing Element was adopted by the City Council on January 13, 2015. The City has received the final certified letter from by the State Department of Housing and Community Development. However, they have reviewed the adopted version prior to City Council adoption. That project (*update to the Housing Element*) was reviewed pursuant to and under the California Environmental Quality Act (CEQA). The City noticed and circulated an Initial Study/Negative Declaration for a 30-day public review period, beginning on August 7, 2014 and ending on September 5, 2014. The proposed zoning text amendments are a separate project and staff has determined that this project is exempt from CEQA under Section 15061(3). The Housing Element Update included policies that must be implemented by June and October 2015. In the General Plan Annual Report brought to the Commission on February 18, 2015 and City Council on March 24, 2015, these policies were presented as part of the Report.

Presented below is a chart that summarizes the programs which the 2014-2019 Housing Element Update requires implementation:

Program#	Program Action	Requirements
HD-1.1.3	Revise the Zoning Ordinance to provide consistency with the General Plan residential densities by removing the 14 dwelling unit per acre maximum in the density established in the R-3 and R-P zoning districts. In the interim, between Housing Element adoption and the revision of the Zoning Ordinance, the City shall allow a density of 16-30 units in the R-3 and R-P zoning districts in order to be consistent with the General Plan densities for those corresponding land use designations. Additionally, the City will continue to review the General Plan and Zoning Ordinance for consistency on an annual basis as required by state law	Revisions of Zoning Ordinance by October 2015, Review General Plan and Zoning Ordinance for internal consistency annually.
RC-1.3.1	In order to fully comply with SB 2 (Cedillo), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses and require no conditions other than those conditions identified for residential uses in those zones	Amend Zoning Ordinance by June 2015
RC-1.3.2	In order to comply with state housing law, amend the Zoning Ordinance to remove any references limiting household sizes for the definition of "Family".	Amend Zoning Ordinance by June 2015

**Environmental Review**

Staff has determined that the project, Text Amendments to the Zoning Ordinance, is exempt from CEQA per Section 15061(3). A Notice of Exemption will be filed upon City Council review and approval of text amendments.

All proposed Ordinance Text Amendments are in **bold and underlined**.

**NOTIFICATION**

A general notice in the newspaper of local record regarding the hearing of the zoning text amendments was published on May 16, 2015.

**ALTERNATE ACTION**

None are recommended for consideration by the City Council.

**STAFF RECOMMENDATION**

Conduct a Public Hearing and upon conclusion, 1) Consider adoption of a Resolution approving zoning text amendments to the Municipal Code/Zoning Ordinance and 2) Consider reading by title only and passage of the first reading of the attached six Ordinances **AMENDING SECTIONS OF CHAPTER EIGHTEEN OF THE ZONING ORDINANCE OF THE CITY OF WILLOWS** and directing return for second reading and adoption at the appropriate future meeting.

Respectfully submitted,



Karen Mantele  
Principal Planner

Approved by



Steve Holsinger  
City Manager

**Attachments:**

- 1) HCD letter adopting 2014-2019 Housing Element
- 2) Planning Commission Resolution recommending the City Council introduce ordinances amending certain sections of the text of the Municipal Code/Zoning Ordinance.
- 3) CC Resolution approving zoning text amendments
- 4) Ordinances Exhibits A-1 through A-6

HCD LETTER

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
 DIVISION OF HOUSING POLICY DEVELOPMENT  
 2020 W. El Camino Avenue Suite 503  
 Sacramento, CA 95833  
 (916) 263-2511 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)

EDMUND G. BROWN JR., Governor



April 16, 2015



Mr. Steve Holsinger, City Manager  
 City of Willows  
 201 North Lassen Street  
 Willows CA 95833

Dear Mr. Holsinger,

**RE: Willows' 5<sup>th</sup> Cycle (2014-2019) Adopted Housing Element**

Thank you for submitting Willows' housing element adopted January 13, 2015 which was received for review on January 26, 2015. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted element conditionally in compliance with State housing element law (GC, Article 10.6). The Department's review found the adopted element to be substantially the same as the revised draft element the Department's December 4, 2014 review determined met statutory requirements.

The finding of compliance is conditioned on the City completing by October 2015 Program HD-1.1.3 to revise the zoning ordinance to provide consistency with the General Plan residential densities by removing the 14 dwelling unit per acre maximum in the density established in the R-3 and R-P zoning districts. Once the City has amended its zoning ordinance, a copy of the resolution evidencing adoption of the zoning ordinance amendment should be transmitted to the Department. The Department will review the documentation and issue correspondence identifying the updated status of Willows' housing element.

In addition, the element includes program HD-1.1.2 to adopt a zoning ordinance by June 2015 to allow transitional and supportive housing to be treated as residential uses pursuant to SB 2, Statutes of 2007 and the requirements of GC Section 65583(a)(5). The City of Willows must monitor and report on the results of this and other programs through the annual progress report, required by GC Section 65400.

Please note the City of Willows currently meets specific requirements for several State and Regional funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks Program includes housing element compliance as a threshold requirement. Please see the Department's website for specific information about these and other State funding programs at [http://www.hcd.ca.gov/hpd/hrc/plan/hel/loan\\_grant\\_hecompl011708.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/hel/loan_grant_hecompl011708.pdf).

HCD Review of Willows' Housing Element  
April 16, 2015  
Page 2

The Department appreciates the assistance and cooperation Ms. Karen Mantele, Community Development Director/Planning Consultant, and Mr. Mike Martin, the City's consultant, provided throughout the course of the housing element review. The Department wishes the City of Willows success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide assistance in implementing the element, please contact Fidel Herrera of our staff, at (916) 263-7441.

Sincerely,



Glen A. Campora  
Assistant Deputy Director

PC RESOLUTION

**PC RESOLUTION NO. 02-A-2015**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENTS TO THE MUNICIPAL CODE/ZONING ORDINANCE AS LISTED ON EXHIBIT A WITH OTHER TEXT REMAINING UNCHANGED**

**WHEREAS**, the City of Willows has initiated several zoning text amendments to comply with the 2014-2019 Housing Element Update; and,

**WHEREAS**, notices of the Planning Commission meeting held on April 15, 2015, were published in a newspaper of general circulation in the City in accordance with law, and,

**WHEREAS**, the Planning Commission did, on April 15, 2015, hold a public hearing review and consider all public oral and written comments, letters and documents, staff reports, and all other supporting documents, City codes and regulations which are a part of the Record; and,

**WHEREAS**, the Planning Commission finds that the Amendments to the Municipal Code/Zoning Ordinance, as proposed in attached Exhibit A are consistent with the General Plan and are in compliance with the City's 2014-2019 Housing Element; and

**WHEREAS**, the Planning Commission finds that the proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(3).

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF WILLOWS RESOLVES AS FOLLOWS:**

1. The above recitals are true and correct and constitute a part of the findings made by the Planning Commission in approving this Resolution.
2. The project (amendments to the Municipal Code/Zoning Ordinance) will not have a significant effect on the environment.
3. The Planning Commission finds that the project is exempt from the California Environmental Quality Act per Section 15061(3).

**IT IS HEREBY CERTIFIED** that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 15th day of April, 2015, by the following vote, to wit:

AYES: White, Bennigfield, Griffith, Woods  
NOES: 0  
ABSTAIN: 0

ABSENT: Warren

APPROVED: \_\_\_\_\_  
Candis Woods, Chairperson

ATTEST: \_\_\_\_\_  
Recording Secretary

RESOLUTION NO. \_\_\_\_\_-2015

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLOWS  
APPROVING AMENDMENTS TO THE MUNICIPAL CODE/ZONING  
ORDINANCE AS LISTED ON EXHIBIT A WITH OTHER TEXT REMAINING  
UNCHANGED**

**WHEREAS**, Public Resources Code, Division 13 Section 21000-21177 (California Environmental Quality Act (CEQA)) sets forth requirements and procedures for review of projects, as therein defined, in order to assure public disclosure of significant effects; and,

**WHEREAS**, the City of Willows has initiated several zoning text amendments which some are required to comply with the 2014-2019 Housing Element update; and

**WHEREAS**, the Willows Planning Commission, did on April 15, 2015, hold a duly notice public hearing to consider all oral and written comments, letters and documents, staff reports, and all other supporting documents, City codes and regulations which are a part of the Record; and,

**WHEREAS**, the Planning Commission found that the Amendments to the Municipal Code/Zoning Ordinance, as proposed in attached Exhibit A are consistent with the General Plan and are in compliance with the City's 2014-2019 Housing Element; and

**WHEREAS**, the Planning Commission found that the proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(3).; and.

**WHEREAS**, notice of the City Council meeting held on May 26, 2015, were published in a newspaper of general circulation in the City in accordance with law; and

**WHEREAS**, the Willows City Council also held a public hearing on May 20, 2015, and considered all oral and written comments, including public testimony, staff reports presented to the City on this issue; and

**WHEREAS**, the City Council finds that the Zoning Text Amendments as proposed are consistent with the General Plan; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILLOWS RESOLVES AS FOLLOWS:**

1. The above recitals are true and correct and constitute a part of the findings made by the City Council in approving this Resolution.
2. In amending the Zoning Ordinance, the City will be meeting the obligation of implementing the Programs of the 2014-2019 Housing Element as conditioned by the Department of Housing and Community Development, Division of Housing Policy Development.

3. The City Council finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(3).
4. The City Manager is hereby directed to file a Notice of Exemption with the Glenn County Clerk in accordance with law regarding CEQA exemption applicable to project.

**PASSED AND ADOPTED** by the City Council of the City of Willows at a regular meeting on Tuesday, the 20<sup>th</sup> day of May 2015, by the following vote, to wit:

AYES \_\_\_\_\_  
NOES \_\_\_\_\_  
ABSTAIN \_\_\_\_\_  
ABSENT \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Larry Domenighini, Mayor

ATTEST: \_\_\_\_\_  
City Clerk

ORDINANCE NO. \_\_\_\_\_ - 2015

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOWS AMENDING CHAPTER 18.25 DEFINITIONS OF THE WILLOWS MUNICIPAL CODE OF THE CITY OF WILLOWS SPECIFICALLY SECTION(S) 18.25.060 AND 18.25.080 REVISING THE DEFINITION OF FAMILY AND ADDING A DEFINITION FOR HOUSEHOLD WITH ALL OTHER TEXT TO REMAIN UNCHANGED**

**THE CITY COUNCIL OF THE CITY OF WILLOWS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council does hereby amend Chapter 18.25 (Definitions) of the Willows Municipal Code revising the definition of family and adding a definition for household, which is hereby amended to read as follows:

Sections:

- 18.25.005 Construction of general terms.
- 18.25.010 A definitions.
- 18.25.020 B definitions.
- 18.25.030 C definitions.
- 18.25.040 D definitions.
- 18.25.050 E definitions.
- 18.25.060** F definitions.
- 18.25.070 G definitions.
- 18.25.080** H definitions.
- 18.25.090 I definitions.
- 18.25.100 J definitions.
- 18.25.110 K definitions.
- 18.25.120 L definitions.
- 18.25.130 M definitions.
- 18.25.140 N definitions.
- 18.25.150 O definitions.
- 18.25.160 P definitions.
- 18.25.170 Q definitions.
- 18.25.180 R definitions.
- 18.25.190 S definitions.
- 18.25.200 T definitions.
- 18.25.210 U definitions.
- 18.25.220 V definitions.
- 18.25.230 W definitions.
- 18.25.240 X definitions.
- 18.25.250 Y definitions.
- 18.25.260 Z definitions.

**18.25.005 Construction of general terms.**

Words in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular. The word “building” includes the word “structure,” and the word “shall” is mandatory and directory. The term “city council” shall mean the city council of the city of Willows, and the term “planning commission” shall mean the planning commission of the city of Willows. [Ord. 632-91 § 6.01, 10-22-91].

**18.25.010 A definitions.**

“Abutting” means land having a common property line or separated only by an alley, easement or private road.

“Access” means the place by which pedestrians and/or vehicles have usable ingress and egress to a property or use.

“Accessory building” is a detached subordinate building, the use of which is incidental to that of the main building on the same lot or to the use of the land.

“Accessory use” is a use of land or building incidental or subordinate to the principal use or building on the same lot.

Adult Entertainment Business. See WMC 18.115.010(1).

“Agency” is an office or commercial establishment in which goods, material, or equipment are received for servicing, treatment, or processing elsewhere.

“Alley” is a public or permanent private way or land less than 40 feet in width which affords a secondary means of access to abutting property.

“Amendment” means any change, modification, deletion, or addition to the wording, text or substance of the zoning regulations or any change, modification, deletion, or addition to the application of the zoning regulations to property within the city of Willows, including any alteration in the boundaries of a zone, in the manner prescribed by law.

“Apartment house” is any building or portion thereof which is designed and built for occupancy of three or more families.

“Automobile/Equipment Repair”

(a) Major. General repair, rebuilding or reconditioning of engines; motor vehicle, farm equipment truck or trailer collision service including body, frame or fender straightening or repair; over-all painting or body shop.

(b) Minor. Upholstering, replacement of parts and motor service, not including removal of the motor, to passengers and trucks not exceeding one and one-half tons capacity, but not including any operation under “automobile repair, major.”

“Automobile service station” means a place which provides for the servicing, washing and fueling of motor vehicles, including minor automobile repairs, and sales of merchandise incidental thereto. [Ord. 632-91 §§ 6.02 – 6.12, 10-22-91].

**18.25.020 B definitions.**

“Basement” is a space partly or wholly underground and having more than one-half of its height, measured from its floor to its finished ceiling, below the average adjoining grade. If the finished floor level directly above a basement is more than six feet above grade at any point, such basement shall be considered a story.

“Bed and breakfast” means a building or portion thereof occupied as a residence wherein guest rooms, including the service of breakfast, intended for occupancy by transient visitors are provided for compensation.

“Boardinghouse” is a building or portion thereof, other than a hotel, where regular meals for three or more persons are provided for compensation or profit.

“Building” is any structure having a roof supported by columns and/or walls and intended for the housing or shelter of any persons, animals, or property.

“Building height” is the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge, or parapet wall.

“Building, main” means a building or structure which is devoted to a principally permitted or conditionally permitted use.

“Building site” is the land area of a lot which may be occupied by permitted uses or buildings. [Ord. 632-91 §§ 6.13 – 6.19, 10-22-91].

**18.25.030 C definitions.**

“Carport” means a detached accessory building not enclosed on more than two sides and designed for and used to shelter or house automobiles and is subject to all regulations and yard requirements of an accessory building. When attached to the main building, a carport becomes a part thereof and is subject to all the yard and other regulations which apply to the main building.

“CEQA” means California Environmental Quality Act, commencing with Section 21000 of the Public Resources Code.

“Communication equipment building” shall mean buildings housing electrical and mechanical equipment necessary for the conduct of a public communications business with or without personnel.

“Conditional use” means a use subject to a use permit. Such use shall be permitted when all specific additional restrictions are completed and permanently satisfied in conformance with an approved use permit. The use will remain conditional so long as the permit requirements are complied with, but shall become an illegal use if the conditions are not complied with.

“Condominium project” means a condominium project as defined in Section 1350 of the Civil Code of the State of California, a community apartment project as defined in Section 11004 of the Business and Professions Code, or a stock cooperative per Section 11003.2 of the Business and Professions Code of the State of California.

“Cottage industry” means an accessory use of a nonresidential nature which is performed within a legal structure on the lot, by an occupant of the dwelling unit, and which is clearly incidental and secondary to the residential use of the property. Home occupations are subject to the home occupation regulations. [Ord. 632-91 §§ 6.20 – 6.25, 10-22-91].

**18.25.040 D definitions.**

“Day care” means the care, supervision, or guidance of a child or group of children unaccompanied by their parent for a period of less than 24 hours per day.

“Density” means the number of dwelling units per acre.

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to Government Code Section 4511 et seq.

“Dwelling” is a building designed for and intended to be occupied as living quarters by a family or by families in individual dwelling units.

“Dwelling group” is two or more detached dwellings, other than commercial hotel or motel units located upon a building site, together with all open spaces as required by this title. Dwellings shall be considered detached if they do not have a common wall.

“Dwelling, multiple-family” is a building or portion thereof used and designed for and intended to be occupied as living quarters by three or more families living independently of each other.

“Dwelling, single-family” is a building designed for and intended to be occupied as living quarters by one family.

“Dwelling, two-family” means a building containing not more than two kitchens and designed and used to house not more than two families living independently of each other. [Ord. 632-91 §§ 6.26 – 6.33, 10-22-91].

**18.25.050 E definitions.**

“Easement” means a recorded right or interest in the land of another, which entitles a holder thereof to a use, privilege, or benefit of said land. [Ord. 632-91 § 6.34, 10-22-91].

“Emergency Shelter” Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. Such a facility may have individual rooms, but is not developed with individual dwelling units, with the exception of a manager’s unit. No individual or household may be denied emergency shelter because of an inability to pay.

“Employee Housing” Housing consisting of no more than 36 beds in a group quarters or 36 units or spaces designed for use by a single household.

**18.25.060 F definitions.**

“Family” ~~is one or more persons~~ All persons living in a household who are related by birth blood, marriage, legal or adoption, or legal guardianship or a group not exceeding six unrelated persons living together as a single housekeeping unit sharing common housekeeping facilities.

“Family day care center” refers to any facility which provides to more than 12 persons nonmedical care on a less than 24-hour basis.

“Family day care home” means an occupied residence in which a person living at the residence provides day care for 12 or fewer children (including those residing at the subject location) on a less than 24-hour basis.

“Fill” means a deposit of earth or other material by artificial means.

“Flood” means a general and temporary condition of a partial or complete inundation of normally dry lands as a result of unusual and rapid accumulation of surface waters from any source.

“Floodplain” means the area subject to inundation by the 100-year or base flood.

“Floodway” means the channel of a river or other waterways and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

“Floor area” means the total of the gross horizontal areas of all floors including usable basements and cellars below the roof and within exterior walls of principal or accessory buildings.

“Frontage” means the length of any property line of a lot which abuts a legally accessible street right-of-way. [Ord. 632-91 §§ 6.35 – 6.43, 10-22-91].

**18.25.070 G definitions.**

“Garage, commercial” is a building, other than a private garage, used for the parking, repair, or servicing of motor vehicles.

“Garage, private” is an accessory building or portion of a main building designed and/or used only for the shelter or storage of vehicles by the occupants of the dwelling on the same lot. A garage must be a building with a roof supported by walls.

“Garage, public” is designed and/or used on a commercial basis for the storage only of vehicles.

“Grade, finished” means the finished surface of the ground after grading for development.

“Grade, natural” means the surface of ground prior to grading for development.

“Greenhouse” means a facility for the indoor propagation of plants, constructed with transparent or translucent panels.

“Group dwelling” means a group of more than five persons not constituting a family sharing a nonprofit, single dwelling unit and common housekeeping facilities.

“Guest house” means a detached accessory building which does not contain kitchen facilities and which is designed for use by nonpaying transient visitors to the occupants of the residence on the lot. [Ord. 632-91 §§ 6.44 – 6.51, 10-22-91].

#### **18.25.080 H definitions.**

“Home occupation” means an accessory use of a nonresidential nature which is performed within a legal structure on the lot, by an occupant of the dwelling unit, and which is clearly incidental and secondary to the residential use of the property. Home occupations are subject to the home occupation regulations.

**“Household” All persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any groups related or unrelated persons who share living arrangements.**

“Hospital” means an institution which specializes in giving clinical, temporary and emergency services of a medical or surgical nature to injured persons and which operates 24-hour inpatient services. Any hospital must be licensed by the State Department of Health.

“Hotel” is any building or portion thereof containing six or more guest rooms intended or designed to be hired out for compensation and to be occupied by six or more guests. This definition shall include hotels, lodging and rooming houses, dormitories, Turkish baths, bachelor hotels, studio hotels, public and private clubs and any such building of any nature whatsoever so occupied, designed, or intended to be so occupied, except jails, hospitals, asylums, sanitariums, orphanages, detention homes and similar buildings where human beings are housed or detained under legal restraint. [Ord. 632-91 §§ 6.53 – 6.55, 10-22-91].

#### **18.25.090 I definitions.**

Reserved.

#### **18.25.100 J definitions.**

“Junkyard” is any area of 200 square feet or more used for the storage of junk or scrap materials or for the wrecking or dismantling of automobiles or other vehicles or machinery. This definition includes wrecking yards. [Ord. 632-91 § 6.56, 10-22-91].

**18.25.110 K definitions.**

“Kennel” means any premises where five or more small domestic animals, not sick or injured, are boarded for compensation or cared for or trained or kept for sale or breeding purposes.

“Key lot” is an interior lot, a side lot line of which is all or part of the rear lot line of an adjoining corner lot. [Ord. 632-91 §§ 6.57, 6.58, 10-22-91].

**18.25.120 L definitions.**

“Loading space” means an area, other than a street or an alley, on the same lot with a building or group of buildings, which is permanently reserved for the temporary parking of commercial vehicles while loading and unloading merchandise or materials.

“Lodging house” is a building or portion thereof, other than a hotel, where regular meals for three or more persons are provided for compensation or profit.

“Lot” is a parcel of land used or capable of being used under the regulations of this title and including both the building site and all required yards and other open spaces and frontage as defined in this chapter.

Except as otherwise provided, a lot having an area, frontage, width or depth less than the minimum prescribed for the zone in which the lot is located, as depicted on a subdivision map duly approved and recorded prior to adoption of the ordinance codified in this title, may be used for any use permitted in the zone, but shall be subject to all other standards for the zone in which the lot is located.

“Lot, corner” is a lot located at the junction of two or more intersecting streets, with a boundary line thereof bordering on each of such streets. The shortest such street frontage shall constitute the front of the lot.

“Lot coverage” means the percentage of lot size covered by any structure excluding structures not extending above grade.

“Lot depth” means the horizontal distance between the rear lot line and the front lot line, measured back from the midpoint of the side lot lines.

Lot, Key. See “Key lot.”

“Lot line” means any property line bounding a lot. [Ord. 632-91 §§ 6.59 – 6.65, 10-22-91].

**18.25.130 M definitions.**

“Manufactured home,” for purposes of this title, means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width or 40 body feet or greater in length in the traveling mode or when erected on site, is 320 or more square feet, is built on a

permanent chassis and designed to be used as a single family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" does not include trailer, travel-trailer, camp trailer, trailer coach, house car, automobile trailer or motor home. The term, as used in this title, is synonymous with the term "mobile home." This definition is not intended to supersede or conflict with the California Health and Safety Code Section 18007 definition of this term.

"Mobile home" means a vehicle other than a motor vehicle which is designed and equipped for human habitation and for being drawn by a motor vehicle and which exceeds eight feet in width or is 40 feet or greater in length and requires a special permit or chauffeur's license or both to be moved upon public highways. "Mobile home" does not include trailer, travel-trailer, camp trailer, trailer coach, house car, automobile trailer, or motor home.

"Mobile home park" means a lot or a parcel of land where mobile home sites are rented or leased or offered for rent or lease for the accommodation of two or more mobile homes.

"Motel" means a building or group of buildings comprising individual living quarters or dwelling units for accommodation of transient guests, which is designed so that parking is on the same building site. This definition includes auto court, tourist court, and motor hotel but does not include accommodations for mobile homes or trailers. [Ord. 632-91 §§ 6.66 – 6.69, 10-22-91].

#### **18.25.140 N definitions.**

"Nonconforming building or use" is a building or use which was lawfully existing at the time provisions of this title became effective and thereby created a situation in which the building or use is in nonconformity with any such provisions. [Ord. 632-91 § 6.70, 10-22-91].

#### **18.25.150 O definitions.**

"Open space, minimum" means the percentage of lot area which must be maintained in grass or other living vegetation.

"Outdoor advertising" is any outdoor display of advertising material in any form upon any physical structure or natural object. [Ord. 632-91 §§ 6.71, 6.72, 10-22-91].

#### **18.25.160 P definitions.**

"Parking lot" is an area of land, a yard, or other open space on a lot used for or designed for use by standing motor vehicles.

"Parking space" means an un-obstructive space or area other than a street or alley which is permanently reserved and maintained for the parking of the motor vehicle.

"Path" means a dedicated public way intended for pedestrian movement.

"Permit" means any license, certificate, approval or other entitlement for use granted or denied by any public agency.

“Planned development” is a development which encourages design flexibility by resulting in a comprehensive development equal to or better than a traditional “lot by lot” land use development.

“Public utility” means a company or corporation regulated by the California Public Utilities Commission. [Ord. 632-91 §§ 6.73 – 6.78, 10-22-91].

**18.25.170 Q definitions.**

Reserved.

**18.25.180 R definitions.**

“Recreational vehicle” means a motor home, travel trailer, truck camper or camping trailer with or without native power, designed for human habitation for recreational or emergency occupancy, with a living area less than 320 square feet excluding built-in equipment such as closets, cabinets, kitchen units, bath and toilet rooms.

“Right-of-way” means an area or strip of land either public or private on which an irrevocable right of passage has been recorded for the use of vehicles and/or pedestrians.

“Rooming house” is a building or portion thereof, other than a hotel, where regular meals for three or more persons are provided for compensation or profit. [Ord. 632-91 §§ 6.79 – 6.81, 10-22-91].

“Residential care facility” or “*assisted living development*” means facilities providing meals/food service, social and personal care and transportation, twenty-four-hour supervision or monitoring for children, the elderly, and people whether or not related, with limited ability for self-care, but where medical care is not a major element. Includes children's homes, transitional houses, orphanages, rehabilitation centers, self-help group homes.

**18.25.190 S definitions.**

“Second dwelling unit” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons, on the same parcel as a legal single-family residence, including permanent provisions for living, sleeping, eating, cooking and sanitation. A second dwelling unit also includes manufactured homes, as defined in Section 18007 of the Health and Safety code, and efficiency units, as defined in Section 17958.1 of Health and Safety Code

“Service station” means a place which provides for the servicing, washing, and fueling of motor vehicles, including minor automobile repairs, and sales of merchandise incidental thereto.

“Setback” means a required specified distance between buildings or structures or structures and a lot line(s), measured perpendicular to a horizontal plane extending across the complete length of the lot line(s).

Setback, Front, Rear, Side. See “Yard.”

“Setback line” is a line established by this title to govern the placement of buildings with respect to streets and alleys.

“Sign” means a structure, whether located inside or outside a building, with the primary purpose of conveying an idea, advertisement, endorsement, identification, or information by means of visual symbols, letter, illustration, or any other means of directing attention or communication. A sign includes display surfaces together with such improvements as are utilized in supporting, maintaining, and illuminating the display surfaces and is subject to the sign regulations.

“Single Room Occupancy (SRO)” –means a type of residential hotel offering one-room units for long-term occupancy by one or two people. The unit may have a kitchen or bath facilities, but not both in the same room.

“Stable, commercial” is a stable for horses to be let, hired, or used on a commercial basis.

“Stable, private” is a stable for horses to be used by the owners thereof.

“Storage container” means a building measuring 120 square feet or larger, typically consisting of a prefabricated storage or shipping container, fully enclosed, and including units designed to serve as commercial shipping containers, truck trailers or boxes.

“Street” is a public or permanent private way 40 feet or more in width which affords a primary means of access to property.

“Structural alteration” is any change in the supporting members of a building, as bearing walls, columns, beams or girders and floor joints, ceiling joists or roof rafters.

“Structure” is anything constructed or erected upon the ground or attached to a structure having location on the ground.

“Subdivision” is a division of land as defined in Government Code Section 66424 of the Subdivision Map Act. [Ord. 685-09 § 1, 8-11-09; Ord. 632-91 §§ 6.82 – 6.92, 10-22-91].

“Supportive Housing”: Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite supportive services that assist the housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

#### **18.25.200 T definitions.**

“Tourist court” is any building or portion thereof containing six or more guest rooms intended or designed to be hired out for compensation and to be occupied by six or more guests. This definition shall include hotels, lodging and rooming houses, dormitories, Turkish baths, bachelor hotels, studio hotels, public and private clubs, and any such building of any nature whatsoever so occupied, designed, or intended to be so occupied, except jails, hospitals, asylums, sanitariums, orphanages, detention homes, and similar buildings where human beings are housed or detained under legal restraint.

“Trailer” is any vehicle without motive power or designed to be drawn by a motor vehicle and to be used in such a manner as to permit temporary occupancy thereof as sleeping quarters, or the conduct of any business, trade or occupation, or use as a selling or advertising device, or use for the storage or conveyance of tools, equipment or machinery, and so designed that it is mounted on wheels and may be used as a conveyance on highways and streets. “Trailer” shall include the terms “camp trailer,” “trailer coach,” “automobile trailer,” and “house trailer,” except when “house trailer” falls within the definition of “mobile home.” For the purpose of this title trailers shall be considered structures when such trailers are parked in mobile home parks or trailer camps and are used on such sites for human habitation, offices, wash houses, storage, or similar auxiliary services necessary to the human habitation of the court or camp. “Trailer” shall include “recreational vehicle” which is defined in Section 18010 of the California Health and Safety Code as follows:

A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy with a living area less than 320 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms.

“Trailer court” is any area or tract of land which is rented or held out for rent for one or more trailers of the camping, weekend, or temporary occupancy-during-vacation type of use. As distinguished from a mobile home park, a trailer camp is usually located in or adjacent to a recreation or resort facility and is primarily designed to serve as a seasonal facility or as a place of temporary residence for persons who have a permanent residence established elsewhere.

“Transitional Housing” Transitional housing means housing which provides temporary housing, often with supportive services, to formerly homeless persons for a period that is typically between six months and two years.

“Travel trailer” means a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 320 square feet excluding built-in equipment such as closets, cabinets, kitchen units, bath and toilet rooms. [Ord. 632-91 §§ 6.93 – 6.96, 10-22-91].

#### **18.25.210 U definitions.**

“Use” means the purpose for which land, a building, or a structure is occupied, arranged, designed, or intended or for which it is or may be occupied and maintained.

“Use, principal permitted” means the specific and primary use of land or a main building which is compatible with the purpose of the zone and which is permitted in the zone. [Ord. 632-91 §§ 6.97, 6.98, 10-22-91].

#### **18.25.220 V definitions.**

Reserved.

**18.25.230 W definitions.**

Reserved.

**18.25.240 X definitions.**

Reserved.

**18.25.250 Y definitions.**

“Yard” is the land unoccupied or unobstructed, except for such encroachments as may be permitted by this title, surrounding a building site.

“Yard, front” is a yard extending across the full width of the lot measured between the street line (of the lot line connected to a street by legal access) and the nearest line of the main building or enclosed or covered porch. The front yard of a corner lot is the yard adjacent to the shorter street frontage.

“Yard, rear” is a yard extending between the side yards of the lot and measured between the rear line of the lot and the rear line of the main building or enclosed or covered porch nearest the rear line of the lot.

“Yard, side” is a yard on either side of the lot extending from the front yard to the rear lot line, the width of each yard measured between the sideline of the lot and the nearest part of the main building or enclosed porch. [Ord. 632-91 §§ 6.99 – 6.102, 10-22-91].

**18.25.260 Z definitions.**

“Zone” means a mapped portion of the city to which a uniform set of regulations applies. [Ord. 632-91 § 6.103, 10-22-91].

**SECTION 2:** The City Council of the City of Willows finds that the foregoing amendment and adoption of Ordinance No. \_\_\_\_ is consistent with the General Plan, all applicable specific plans and the City of Willows Zoning Ordinance.

**SECTION 3:** The City Council of the City of Willows further finds that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(3) and Resolution No. \_\_\_\_\_ passed prior to the adoption of this amendment.

**SECTION 4. Severability.** Should any provision of this ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this ordinance or the application of this ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 5. Judicial Review.** The time within which judicial review must be sought is governed by California Code of Civil Procedure Section 1094.6.

**SECTION 6. Effective Date.** This ordinance shall take effect and be in force thirty (30) days after its adoption as provided by Government Code Section 36937.

**SECTION 7. Posting.** The City Clerk shall cause this Ordinance to be published and/or posted within fifteen days after its adoption.

INTRODUCED for first reading on the \_\_\_\_ day of \_\_\_\_ 2015.

**PASSED AND ADOPTED at a public meeting** of the City Council of the City of Willows on the \_\_\_\_ day of \_\_\_\_ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

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Larry Domenighini, Mayor

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Natalie Butler, City Clerk

ORDINANCE NO. \_\_\_\_ - 2015

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOWS AMENDING CHAPTER 18.40 R-3 HIGH DENSITY RESIDENTIAL DISTRICT OF THE WILLOWS MUNICIPAL CODE OF THE CITY OF WILLOWS SPECIFICALLY SECTION(S) 18.25.40.020(4) AND 18.40.040(1) ADDING TRANSITIONAL AND SUPPORTIVE HOUSING AS A PERMITTED USE WITH ALL OTHER TEXT TO REMAIN UNCHANGED**

**THE CITY COUNCIL OF THE CITY OF WILLOWS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council does hereby amend Chapter 18.40 (R-3 High Density Residential District) of the Willows Municipal Code adding where transitional and supportive housing can be developed, and removing density allowances which do not comply with the General Plan allowances for this zone, which is hereby amended to read as follows:

Sections:

- 18.40.010 Purpose.
- 18.40.020 Permitted uses.
- 18.40.030 Uses permitted with a conditional use permit.
- 18.40.040 Other regulations.

**18.40.010 Purpose.**

The high density residential or R-3 district is intended to provide areas for high density residential living in accordance with the general plan and to minimize the impact of multiple-family projects on adjacent developments. [Ord. 632-91 § 13.01, 10-22-91].

**18.40.020 Permitted uses.**

The following uses and structures are permitted in the R-3 district:

- (1) Uses permitted in an R-2 district as set forth in WMC 18.35.020.
- (2) Group dwellings, multiple-family dwellings and apartments, boarding and lodging houses.
- (3) Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use. [Ord. 632-91 § 13.02, 10-22-91].

**(4) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14.**

**18.40.030 Uses permitted with a conditional use permit.**

The following uses and structures may be permitted in the R-3 district only if a conditional use permit has first been secured:

- (1) Uses permitted in R-2 district as set forth in WMC [18.35.030](#).
- (2) Nursing and group care homes.
- (3) Private schools.
- (4) Hospitals.
- (5) Other uses which the planning commission finds are similar to the above. [Ord. 632-91 § 13.03, 10-22-91].

**18.40.040 Other regulations.**

NOTE: Lot development requirements for single-family and two-family uses shall conform with the regulations set forth in WMC [18.30.040](#) and [18.35.040](#).

- (1) Minimum lot area: 6,000 square feet for interior lots; 7,500 square feet for corner lots. **Not less than 3,000 square feet for each dwelling unit, with a maximum density of 14 units per acre.**
- (2) Minimum lot width: 60 feet for interior lots, 75 feet for corner lots.
- (3) Maximum main building coverage: 55 percent of lot area.
- (4) Minimum open space: 30 percent of the lot shall be landscaped open space except that the surface area of a pool or uncovered patio can be included as open space.
- (5) Minimum Yard Setbacks.
  - (a) Front yard: 25 feet.
  - (b) Side yard: six feet except the side yard on the street side of each corner lot shall not be less than 10 feet. A zero side yard is permitted when two or more adjacent lots are developed as a unit and the opposite yard is a minimum of 10 feet. If the yard abuts an R-1 or R-2 district each story over the first requires an additional five-foot setback.
  - (c) Rear yard: 15 feet. If the yard abuts an R-1 or R-2 district, each story over the first requires a five-foot additional setback.
- (6) Minimum distance between buildings: 10 feet.
  - (a) Group dwellings in a single row "side to side" series facing a side lot line: side yards to the rear of buildings, eight feet; side yards in front of buildings, 14 feet.
  - (b) Group dwellings in a double row "side to side" series facing a central court: side yards to the rear of buildings, eight feet; width of central court, 24 feet; distance between buildings, 10 feet.

(c) The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than 12 feet. No building in a group dwelling development shall have the rear thereof abutting upon a street.

(7) Maximum Building Height. For main buildings, 30 feet without a use permit and 50 feet with an approved use permit. Accessory buildings are 25 feet.

(8) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC.

(9) Landscaping. Landscaping shall be provided according to design review standards. [Ord. 632-91 § 13.04, 10-22-91].

**SECTION 2:** The City Council of the City of Willows finds that the foregoing amendment and adoption of Ordinance No. \_\_\_\_\_ is consistent with the General Plan, all applicable specific plans and the City of Willows Zoning Ordinance.

**SECTION 3:** The City Council of the City of Willows further finds that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(3) and Resolution No. \_\_\_\_\_ passed prior to the adoption of this amendment.

**SECTION 4. Severability.** Should any provision of this ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this ordinance or the application of this ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 5. Judicial Review.** The time within which judicial review must be sought is governed by California Code of Civil Procedure Section 1094.6.

**SECTION 6. Effective Date.** This ordinance shall take effect and be in force thirty (30) days after its adoption as provided by Government Code Section 36937.

**SECTION 7. Posting.** The City Clerk shall cause this Ordinance to be published and/or posted within fifteen days after its adoption.

INTRODUCED for first reading on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**PASSED AND ADOPTED at a public meeting** of the City Council of the City of Willows on the \_\_\_\_\_ day of \_\_\_\_\_ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

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Larry Domenighini, Mayor

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Natalie Butler, City Clerk

ORDINANCE NO. \_\_\_\_\_ - 2015

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOWS AMENDING CHAPTER 18.45 R-P RESIDENTIAL-PROFESSIONAL DISTRICT OF THE WILLOWS MUNICIPAL CODE OF THE CITY OF WILLOWS SPECIFICALLY SECTION 18.45.040(1) REMOVING TEXT REGARDING DENSITY WHICH DOES NOT COMPLY WITH GENERAL PLAN DENSITIES WITH ALL OTHER TEXT TO REMAIN UNCHANGED**

**THE CITY COUNCIL OF THE CITY OF WILLOWS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council does hereby amend Chapter 18.45 (R-P Residential Professional District) of the Willows Municipal Code, removing density allowances which do not comply with the General Plan allowances for this zone, which is hereby amended to read as follows:

Sections:

- 18.45.010 Purpose.
- 18.45.020 Permitted uses.
- 18.45.030 Uses permitted with a conditional use permit.
- 18.45.040 Other regulations.

**18.45.010 Purpose.**

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The multiple residence-professional office or R-P district is intended to reserve areas appropriate for mixed residential uses and promote the development of professional offices in areas located next to commercial districts. [Ord. 699-11 § 1, 7-12-11; Ord. 632-91 § 14.01, 10-22-91].

**18.45.020 Permitted uses.**

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The following uses and structures are permitted in the R-P district:

- (1) Uses permitted in the R-3 district as set forth in WMC 18.40.020.
- (2) Offices occupied by accountants, architects, dentists, physicians, engineers, attorneys, counselors, drugless practitioners, electrologists, geologists, optometrists, and psychologists.
- (3) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. [Ord. 699-11 § 1, 7-12-11; Ord. 632-91 § 14.02, 10-22-91].

**18.45.030 Uses permitted with a conditional use permit.**

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The following uses and structures are permitted in the R-P district only if a conditional use permit has first been secured:

(1) Uses permitted in the R-3 district as set forth in WMC [18.40.030](#).

(2) Offices for other professions the planning commission determines are similar to the offices occupied by accountants, architects, dentists, physicians, engineers, attorneys, drugless practitioners, electrologists, geologists, optometrists, and psychologists. [Ord. 699-11 § 1, 7-12-11; Ord. 664-00 § 14.03, 6-27-00; Ord. 632-91 § 14.03, 10-22-91].

#### **18.45.040 Other regulations.**

NOTE: Lot development requirements for single-family and two-family uses shall conform with the regulations set forth in WMC [18.30.040](#) and [18.35.040](#).

(1) Minimum lot area: 6,000 square feet for interior lots; 7,500 square feet for corner lots. ~~**Not less than 3,000 square feet for each dwelling unit, with a maximum density of 14 units per acre.**~~

(2) Minimum lot width: 60 feet for interior lots, 75 feet for corner lots.

(3) Maximum main building coverage: 55 percent of lot area.

(4) Minimum open space: 30 percent of the lot shall be landscaped open space except that the surface area of a pool or uncovered patio can be included as open space.

(5) Minimum Yard Setbacks.

(a) Front yard: 25 feet.

(b) Side yard: six feet except the side yard on the street side of each corner lot shall not be less than 10 feet. A zero side yard is permitted when two or more adjacent lots are developed as a unit and the opposite yard is a minimum of 10 feet. If the yard abuts an R-1 or R-2 district each story over the first requires an additional five-foot setback.

(c) Rear yard: 15 feet. If the yard abuts an R-1 or R-2 district, each story over the first requires a five-foot additional setback.

(6) Minimum distance between buildings: 10 feet.

(a) Group dwellings in a single-row "side to side" series facing a side lot line: side yards to the rear of buildings, eight feet; side yards in front of buildings, 14 feet.

(b) Group dwellings in a double-row "side to side" series facing a central court: side yards to the rear of buildings, eight feet; width of central court, 24 feet; distance between buildings, 10 feet.

(c) The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than 12 feet. No building in a group dwelling development shall have the rear thereof abutting upon a street.

(7) Maximum Building Height. For main buildings, 30 feet without a use permit and 50 feet with an approved use permit. Accessory buildings are 25 feet.

(8) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC.

(9) Landscaping. Landscaping shall be provided according to design review standards.

**SECTION 2:** The City Council of the City of Willows finds that the foregoing amendment and adoption of Ordinance No. \_\_\_\_ is consistent with the General Plan, all applicable specific plans and the City of Willows Zoning Ordinance.

**SECTION 3:** The City Council of the City of Willows further finds that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(3) and Resolution No. \_\_\_\_\_ passed prior to the adoption of this amendment.

**SECTION 4. *Severability.*** Should any provision of this ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this ordinance or the application of this ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 5. *Judicial Review.*** The time within which judicial review must be sought is governed by California Code of Civil Procedure Section 1094.6.

**SECTION 6. *Effective Date.*** This ordinance shall take effect and be in force thirty (30) days after its adoption as provided by Government Code Section 36937.

**SECTION 7. *Posting.*** The City Clerk shall cause this Ordinance to be published and/or posted within fifteen days after its adoption.

INTRODUCED for first reading on the \_\_\_\_ day of \_\_\_\_\_ 2015.

**PASSED AND ADOPTED at a public meeting** of the City Council of the City of Willows on the \_\_\_\_ day of \_\_\_\_ 2015, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

APPROVED:

ATTESTED:

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Larry Domenighini, Mayor

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Natalie Butler, City Clerk

ORDINANCE NO. \_\_\_\_\_ - 2015

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOWS AMENDING CHAPTER 18.55 CENTRAL COMMERCIAL DISTRICT OF THE WILLOWS MUNICIPAL CODE OF THE CITY OF WILLOWS SPECIFICALLY SECTION 18.55.020(18) ADDING WHERE TRANSITIONAL AND SUPPORTIVE HOUSING TO PERMITTED USES WITH ALL OTHER TEXT TO REMAIN UNCHANGED**

**THE CITY COUNCIL OF THE CITY OF WILLOWS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council does hereby amend Chapter 18.55.020(18) (Central Commercial District) of the Willows Municipal Code, adding transitional and supportive as a permitted use, which is hereby amended to read as follows:

Sections:

- 18.55.010 Purpose.
- 18.55.020 Permitted uses.
- 18.55.030 Uses permitted with a conditional use permit.
- 18.55.040 Prohibited uses.
- 18.55.050 Other regulations.
- 18.55.060 Parking exemption for sites in the downtown area.

**18.55.010 Purpose.**

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The central commercial or CC district is to be applied in the established central business district or similar areas where there is or will be a concentration of retail sales and service uses within a defined commercial center attractive to pedestrian shoppers. New residential uses are permitted, subject to regulations contained within this chapter. [Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.01), 8-28-07; Ord. 664-00 § 15.01, 6-27-00; Ord. 632-91 § 15.01, 10-22-91].

**18.55.020 Permitted uses.**

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The following uses and structures are permitted in the CC district:

- (1) Banks, business offices, food, hardware, variety, department, drug, jewelry, clothing stores, and general retail establishments.
- (2) Music and dance studios.
- (3) Blueprint shops and photographic stores.

- (4) Cafes, restaurants, and catering shops.
- (5) Art and antique shops, pawnshops, and florists.
- (6) Newspapers and commercial printing shops, and repair shops.
- (7) Laundries.
- (8) Barber shops and beauty parlors.
- (9) Libraries.
- (10) Movie theaters.
- (11) Museums and galleries.
- (12) Bakeries, including only retail sales on the premises and baking to supply not more than three retail outlets.
- (13) Outdoor advertising signs and structures pertaining to the use or operation on the site and not exceeding one and one-half square feet of sign per linear foot of site frontage.
- (14) Professional offices, studios, and clinics.
- (15) Public utility offices, substations, communications equipment buildings and related structures and uses unless a conditional use permit is required for such uses by other provisions of this title.
- (16) Incidental storage when contained within an enclosed building and when it is clearly incidental to and integral to the operation of the primary business.
- (17) Other uses which, in the opinion of the planning commission, are similar to those uses listed above.
- (18) Residences, boardinghouses, [transitional and supportive housing](#), and group dwellings; provided, that residential units and quarters occupy only the second story or higher of structures whose first stories contain nonresidential uses, either permitted or permitted by conditional use permits in the CC district. [Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.02), 8-28-07; Ord. 664-00 § 15.02, 6-27-00; Ord. 632-91 § 15.02, 10-22-91].

**18.55.030 Uses permitted with a conditional use permit.**

The following uses and structures are permitted in the CC district only if a conditional use permit has first been secured:

- (1) Pet shops and veterinary offices.
- (2) Mortuaries and funeral parlors.
- (3) Bars and cocktail lounges.
- (4) Private and public parking lots.
- (5) Private schools and business colleges.
- (6) Public schools and colleges.
- (7) Martial arts and exercise studios.
- (8) Health clubs.
- (9) Outside sales and transient or mobile business operations.
- (10) New and used automobile sales, automotive rental establishments and automotive repair; provided, that these uses are located on properties fronting on Tehama Street.
- (11) Mini-markets without gasoline sales.
- (12) Hotels, motels, and similar lodging facilities.
- (13) Bed and breakfast establishments.
- (14) Churches.
- (15) Civic clubs.
- (16) *Reserved.*
- (17) Accessory uses, including repair operations and services. Such services shall be clearly incidental to the sale of products at retail on the premises, shall not employ more than five persons excluding sales personnel, and shall be placed and constructed so as not to be offensive or objectionable because of odor, dust, smoke, noise, or vibration.
- (18) Other uses which, in the opinion of the planning commission, are similar to those uses listed above.

(19) Uses and structures with drive-through windows. [Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.03), 8-28-07; Ord. 664-00 § 15.03, 6-27-00; Ord. 632-91 § 15.03, 10-22-91].

**18.55.040 Prohibited uses.**

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(1) Uses permitted in the ML district, as set forth in WMC 18.70.020(2) et seq.

(2) Uses permitted in the MH district, as set forth in WMC 18.75.020(2) et seq.

(3) Freestanding or ground-mounted telecommunications antennas, towers and related equipment intended for commercial uses. [Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.04), 8-28-07; Ord. 664-00 § 15.04, 6-27-00; Ord. 632-91 § 15.04, 10-22-91].

**18.55.050 Other regulations.**

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(1) Minimum lot area: 1,000 square feet.

(2) Minimum Yard Requirements.

(a) Front: none.

(b) Side: none.

(c) Rear: none.

(3) Maximum building height: 50 feet.

(4) Loading Area. Private off-street space for handling all materials and equipment shall be provided.

(5) Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC. However, the planning commission may, through a conditional use permit, reduce or waive off-street parking requirements if the planning commission adopts findings that (a) imposition of the off-street parking requirements of Chapter 18.120 WMC would require an excessive area be devoted to accessory land uses, to the detriment of productive building coverage desired in the downtown area, and (b) sufficient on-street parking and/or public off-street parking exists within reasonable walking distance. [Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.05), 8-28-07; Ord. 664-00 § 15.04, 6-27-00; Ord. 632-91 § 15.05, 10-22-91].

**18.55.060 Parking exemption for sites in the downtown area.**

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Uses and structures located within the downtown area, as defined within the CC central commercial zoning district, specifically the downtown parking exemption district area of Butte Street, Tehama Street, and Shasta Street, specifically from Laurel Street to Wood Street as defined by the map contained in WMC 18.120.060 designating the downtown parking exemption zone, are not required to provide on-site parking as normally required by this chapter and Chapter 18.120 WMC, since new parking will be largely accommodated by existing on-street parking. Two parking spaces per new residential unit within the central business district as defined by the CC central commercial district shall be provided. The parking requirements for all other uses shall be determined by the city manager. However, the city manager shall refer any request to the planning commission when design review is required.

No existing city-required parking spaces in place as of the effective date of the ordinance codified in this chapter shall be removed within the downtown area. [Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.06), 8-28-07; Ord. 632-91 § 15.06, 10-22-91].

**SECTION 2:** The City Council of the City of Willows finds that the foregoing amendment and adoption of Ordinance No. \_\_\_\_ is consistent with the General Plan, all applicable specific plans and the City of Willows Zoning Ordinance.

**SECTION 3:** The City Council of the City of Willows further finds that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(3) and Resolution No. \_\_\_\_\_ passed prior to the adoption of this amendment.

**SECTION 4. *Severability.*** Should any provision of this ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this ordinance or the application of this ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 5. *Judicial Review.*** The time within which judicial review must be sought is governed by California Code of Civil Procedure Section 1094.6.

**SECTION 6. *Effective Date.*** This ordinance shall take effect and be in force thirty (30) days after its adoption as provided by Government Code Section 36937.

**SECTION 7. *Posting.*** The City Clerk shall cause this Ordinance to be published and/or posted within fifteen days after its adoption.

INTRODUCED for first reading on the \_\_\_\_ day of \_\_\_\_ 2015.

**PASSED AND ADOPTED at a public meeting** of the City Council of the City of Willows on the \_\_\_\_ day of \_\_\_\_ 2015, by the following vote:

AYES:  
NOES:

ABSENT:  
ABSTAIN:

APPROVED:

ATTESTED:

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Larry Domenighini, Mayor

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Natalie Butler, City Clerk

ORDINANCE NO. \_\_\_\_ - 2015

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOWS AMENDING CHAPTER 18.60 GENERAL COMMERCIAL DISTRICT OF THE WILLOWS MUNICIPAL CODE OF THE CITY OF WILLOWS SPECIFICALLY SECTION 18.60.020(18) ADDING TRANSITIONAL AND SUPPORTIVE HOUSING TO PERMITTED USES WITH ALL OTHER TEXT TO REMAIN UNCHANGED**

**THE CITY COUNCIL OF THE CITY OF WILLOWS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council does hereby amend Chapter 18.60.020(7) (General Commercial District) of the Willows Municipal Code, adding transitional and supportive as a permitted use, which is hereby amended to read as follows:

Sections:

- 18.60.010 Purpose.
- 18.60.020 Permitted uses.
- 18.60.030 Uses permitted with a conditional use permit.
- 18.60.040 Other regulations.

**18.60.010 Purpose.**

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The general commercial or CG district is intended to be applied in areas where commercial facilities are necessary for public service and convenience. [Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.01, 10-22-91].

**18.60.020 Permitted uses.**

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The following uses and structures are permitted in the CG district:

- (1) Uses permitted in the CC district as set forth in WMC 18.55.020.
- (2) Pet shops and veterinarian offices.
- (3) Mortuaries and funeral parlors.
- (4) Private schools and business colleges.
- (5) Commercial parking lots and parking garages.
- (6) Automobile service stations.

(7) Residences, boardinghouses, [transitional and supportive housing](#), and group dwellings; provided, that residential units and quarters occupy only the second story or higher of structures whose first stories contain nonresidential uses, either permitted or permitted by conditional use permits in the CG district.

(8) Emergency shelters (up to 50 beds), subject to development and managerial standards per WMC [18.110.111](#). [Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.02, 10-22-91].

#### **18.60.030 Uses permitted with a conditional use permit.**

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The following uses and structures may be permitted in the CG district only if a conditional use permit has first been secured:

(1) All uses permitted in any residential zones.

(2) Boardinghouses, group dwellings, and churches.

(3) Bars and cocktail lounges.

(4) Adult businesses.

(5) Major automobile and equipment repair service stations.

(6) Automobile and equipment sales and service including used car lots.

(7) Wholesale distribution uses and warehouses.

(8) Hotels, motels, hospitals, sanitariums, and rest homes.

(9) Other commercial uses in the opinion of the planning commission which are of similar nature to those uses listed above.

(10) Emergency shelters, 50 beds or more, subject to development and managerial standards per WMC [18.110.111](#). [Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.03, 10-22-91].

#### **18.60.040 Other regulations.**

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(1) Commercial Uses.

(a) Minimum lot area: 5,000 square feet.

(b) Minimum Yard Requirements.

(i) Front: none.

(ii) Side: none.

(iii) Rear: 12 feet where accessible from street or alley for loading purposes. Building may project over rear yard area, providing 14 feet clear vertical distance from ground level is maintained. Building code and other regulations shall apply.

(c) Maximum building height: 35 feet. Additional height may be permitted if a use permit is secured in each case.

(d) Loading Space. Private off-street space for the handling of all materials and equipment.

(e) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC.

(2) Residential Uses. Minimum lot area, front, side and rear setbacks, maximum building height, maximum lot coverage and parking requirements for residential uses permitted with a use permit shall be subject to the regulations of the residential zone(s) for which use is considered a principally permitted use. [Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.04, 10-22-91].

**SECTION 2:** The City Council of the City of Willows finds that the foregoing amendment and adoption of Ordinance No. \_\_\_\_ is consistent with the General Plan, all applicable specific plans and the City of Willows Zoning Ordinance.

**SECTION 3:** The City Council of the City of Willows further finds that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(3) and Resolution No. \_\_\_\_\_ passed prior to the adoption of this amendment.

**SECTION 4. Severability.** Should any provision of this ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this ordinance or the application of this ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 5. Judicial Review.** The time within which judicial review must be sought is governed by California Code of Civil Procedure Section 1094.6.

**SECTION 6. Effective Date.** This ordinance shall take effect and be in force thirty (30) days after its adoption as provided by Government Code Section 36937.

**SECTION 7. Posting.** The City Clerk shall cause this Ordinance to be published and/or posted within fifteen days after its adoption.

INTRODUCED for first reading on the \_\_\_\_ day of \_\_\_\_\_ 2015.

**PASSED AND ADOPTED at a public meeting** of the City Council of the City of Willows on the \_\_\_\_ day of \_\_\_\_ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

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Larry Domenighini, Mayor

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Natalie Butler, City Clerk

ORDINANCE NO. \_\_\_\_\_ - 2015

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOWS AMENDING CHAPTER 18.125 COMPREHENSIVE SIGN LAW OF THE WILLOWS MUNICIPAL CODE OF THE CITY OF WILLOWS SPECIFICALLY SECTION 18.125.020 AND 18.125.040(5) DELETING TEXT REGARDING CAMPAIGN SIGNS WITH ALL OTHER TEXT TO REMAIN UNCHANGED**

**THE CITY COUNCIL OF THE CITY OF WILLOWS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council does hereby amend Chapter 18.125 Comprehensive Sign Law, of the Willows Municipal Code, deleting text regarding campaign signs, which is hereby amended to read as follows:

**SECTION 1.** The City Council does hereby amend Chapter 18.125.020 (Comprehensive Sign Law/Parking Spaces Required) of the Willows Municipal Code, specifically adding Section 18.125.250, Posting of Banners, Handbill, etc, which is hereby amended to read as follows:

Sections:

- 18.125.010 Purpose.
- 18.125.020 **Definitions.**
- 18.125.030 Prohibited signs.
- 18.125.040 **Exempt signs.**
- 18.125.050 Permit required.
- 18.125.060 Administrative review.
- 18.125.070 Application.
- 18.125.080 Building permit.
- 18.125.090 Fees.
- 18.125.100 Inspection and maintenance.
- 18.125.110 General standards.
- 18.125.120 Exceptions to standard.
- 18.125.130 Zoning compliance.
- 18.125.140 Residential zones.
- 18.125.150 Commercial districts.
- 18.125.160 Industrial districts.
- 18.125.170 Open space and agricultural districts.
- 18.125.180 Public or quasi-public districts.
- 18.125.190 Nonconforming signs.
- 18.125.200 Planning commission review.
- 18.125.210 Required findings.
- 18.125.220 Expiration and time extension of sign permits.
- 18.125.230 Compliance with electric power line requirements prerequisite to issuance.
- 18.125.240 Temporary economic stimulus regulations for signage for city of Willows licensed businesses.
- 18.125.250 Posting banner, handbills, etc

### 18.125.010 Purpose.

The purpose of this chapter is to promote the orderly and attractive construction, placement and display of signs throughout the city. It is the policy of the city that the primary purpose of signs is for identification and public information. Signs that cause distraction, represent potential safety hazards as well as aesthetic problems are either discouraged or prohibited. These general provisions serve as specific development standards to be applied in addition to the basic sign provisions within each zoning district. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.01, 6-27-00; Ord. 632-91 § 10.01, 10-22-91].

### 18.125.020 Definitions.

The following are definitions of terms contained in this section:

“Abandoned sign” means a sign which no longer directs, advertises or identifies a legal business establishment, product or activity on the premises where such sign is displayed.

Area of Sign. The area of a sign is a space enclosed by the border or outer dimensions of the sign. In the case of a wall sign or similar sign without an identifiable border, the area shall be the space enclosed by parallel lines which include all letters, words, and images of the sign.

“Awning, canopy or marquee” means any permanent roof-like structure extending from part or all of a building face over a public right-of-way and constructed of a durable material such as canvas, metal, wood, glass or plastic which projects from the wall of a building and serves as a shelter, as over a storefront, window or deck. No advertising shall be placed on any awning or canopy, except the name of the business or industry conducted within the premises.

“Billboard” means an outdoor, freestanding signboard usually off-site with a sign area exceeding 48 square feet.

~~“Campaign sign” means a freestanding or attached sign seeking votes at an election for or against a public issue or candidate for public office.~~

“Community directional sign” means information signs posted at key locations with the city directing vehicular traffic to the downtown central district or other key business locations. Community directional signs may not advertise specific businesses.

“Construction or development project sign” means a temporary sign identifying the persons, firms of development connected with a construction project.

“Directional sign” means on-premises incidental signs designed to guide or direct pedestrian or vehicular traffic.

“Exempt sign” means a sign exempted from the normal permit requirements.

“Freestanding sign” means a sign attached to a freestanding frame or support not attached to a building, i.e., monument signs and pole signs.

“Grade” means the grade after construction exclusive of any filling, berming, mounding, or excavating for landscaping or for the purpose of locating a sign.

“Height of sign” means the vertical distance measured from the adjacent grade to the top of the sign.

“Identity sign” means a sign which is designed and intended to identify the name of a commercial business, professional office use, public use, quasi-public use, or similar use and which sign is located on the premises to be identified.

“Incidental sign” means a sign pertaining to and advertising goods, prices, products, services or facilities which are available on the premises. Such signing is in addition to the main identity signing.

“Monument sign” means a ground-mounted and freestanding sign, other than a pole sign.

“Nonconforming sign” means a sign lawfully erected and legally existing at the time of the effective date of an ordinance, but which does not conform to new provisions of said ordinance.

“Pole sign” means a freestanding sign supported by one or more poles or similar supports.

“Projecting sign” means a sign which projects from the structure or building face to which it is attached.

“Public property” includes public streets, sidewalks, curbs, bridges, overpasses and underpasses, street lamp poles, electric light or telephone or telegraph poles, street signs, traffic signs, public information or directional signs, fire hydrants, publicly owned parking lots, public parks and playgrounds, and all buildings and facilities appurtenant thereto.

“Real estate or property sign” means any temporary sign pertaining to the sale, lease, exchange or rental of land or buildings. Real estate signs shall be located on site.

“Roof sign” means any sign erected upon, against or directly above a roof or parapet of a building.

“Sign” means any written (including letter, word or numerical pictorial) presentation including illustration, decoration, emblem, flag or any other device, figure, logo or similar character which is located and maintained as a freestanding structure or any part of a structure or located and maintained on a building or structure or device by being placed, installed, attached, affixed, fastened, pasted, posted, painted, printed, nailed, tacked or in any other manner thereon or thereto; and intended to announce, direct attention to, identify or advertise; and visible from outside any building or structure.

“Temporary sign” means a sign which is installed for a limited time (the period of which shall be determined by the city in issuing an administrative temporary sign permit), is incidental and is used for the purpose of conveying information concerning goods, services or facilities available on the premises. Temporary signs shall include special event signs and banners.

“Temporary window sign” means a sign painted or constructed of paper or other lightweight material and affixed to the window or glass area on a building for a limited time.

“Total sign area” means the combined total display area for each sign located on a building, pole, ground-mounted or other sign measured in square feet but not including temporary or traffic directional signs.

“Wall sign” means a sign attached to or erected against a wall of a building, any sign affixed in such a way that its exposed face is parallel to the plane of a building.

“Window sign” shall mean a sign placed within a business window providing advertising services for the business. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.02, 6-27-00; Ord. 632-91 § 10.02, 10-22-91].

#### 18.125.030 Prohibited signs.

No person shall paint, mark, attach, post, or otherwise affix any sign upon or to any public property in the city, and any person responsible for doing so is liable to the city for all costs incurred by the city for the removal thereof, which constitute a debt to the city. The provisions of this section shall not apply, however, to the painting of house numbers on street curbs, or to the installation of sidewalks containing a design or an admixture of colors specifically authorized by the planning commission.

In addition to any sign not specifically in accordance with this chapter, the following signs are prohibited:

(1) Signs, other than permitted projecting signs and portable signs, located on or extending over sidewalks, streets or public property.

(2) Rotating, revolving, flashing, animated, moving, glaring, changing, reflecting, and blinking signs or signs which do appear to do any of the foregoing, whether such signs are located on the exterior of the premises or on the interior for viewing from the exterior. Additionally, signs emitting audible sounds, odor or visible matter.

(3) Billboard signs of any type.

(4) A roof sign extending above the eave or parapet line, except when, in the opinion of the planning commission, the sign is a complementary architectural part or feature of the building.

(5) Temporary or permanent signs on public property, except when authorized by the city council or this chapter.

(6) Signs which advertise a business not having an active business license on file with the city.

(7) Searchlights, balloons or other gas-filled fixtures.

(8) Flags, banners or pennants, except to celebrate or commemorate a temporary or special event or occasion, including grand openings and special community events, and when authorized by the city for each such event or occasion.

(9) Off-premises signs which direct attention to a business, commodity, industry, or other activity which is sold, offered or conducted elsewhere than on the premises upon which such sign is located.

(10) Signs which purport to be, or are, an imitation of or made to resemble official traffic signs and attempt to govern traffic in public streets or rights-of-way. This does not include traffic or directional signs installed on private property to control traffic within the premises.

(11) Signs on public property not authorized by the City Council or declared exempt under WMC 18.125.040.

(12) Display of vehicle signs (when parked or stored on property or street for the purpose of identifying a business or advertising a product or service) in excess of eight square feet and when the vehicle is parked in the same general location (such as the same block face) for a period exceeding 72 hours.

(13) Signs blocking doors or fire escapes.

(14) No person shall exhibit, post, or display on any sign or wall any statement, symbol or picture of an obscene nature.

(15) Any sign that is deemed hazardous to public health and safety by the planning commission. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.03, 6-27-00; Ord. 632-91 § 10.03, 10-22-91].

#### **18.125.040 Exempt signs.**

The following signs shall be allowed without planning commission approval and shall not be required to obtain a sign permit unless provided herein.

(1) Public signs and notices required or specifically authorized by law, statute, or ordinance, of any type, size or location.

(2) Signs of governmental agencies for control of traffic or other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies.

(3) Apartment or subdivision signs denoting the name of an apartment complex or subdivision when less than six square feet in area.

(4) Signs indicating that a property is for sale, rent, or lease and which are posted for a period not exceeding 30 days. Only one such sign is permitted to face each street adjacent to the property. Such signs may be single or double faced, non-illuminated, and are limited to six square feet or less on property in residential zones and 32 square feet in nonresidential zones, and do not exceed eight feet in height.

(5) ~~Political or campaign signs on behalf of candidates for public office or measures on election ballots providing that said signs~~ Temporary signs shall not exceed four square feet total for each property in residential zones and 16 square feet total for each property in nonresidential zones; ~~provided, that they are erected no more than 60 days prior to said election and removed within seven days following said election,~~ and subject to property owner's permission.

(6) Plaques and building cornerstones.

(7) Portable signs such as sandwich board or "A" frame signs that do not impede pedestrian traffic, block visibility or pose any unsafe condition to the public through blocking of sidewalks, paths or other public access routes. Such signs may not exceed four feet in height and two feet in width for each side. Temporary real estate open house directional signs are permitted in residential zoning districts only.

(8) The following sign modifications shall not require a sign permit. These exceptions shall not be construed as relieving the sign owner from responsibility for sign erection and maintenance and compliance with applicable provisions of this section:

- (a) The changing of the advertising copy or message of a painted plastic face, or printed sign only. Electrical signs shall not be included in this exception, except for those signs specifically designed for the use of a replaceable copy;

(b) The repairing, repainting, or maintenance of a sign, unless a structural change is made. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.04, 6-27-00; Ord. 632-91 § 10.04, 10-22-91].

#### 18.125.050 Permit required.

No sign shall be constructed, maintained, displayed, or altered within the city except pursuant to a sign permit obtained as provided in this chapter, unless the sign is specifically exempted from permit requirements pursuant to WMC 18.125.040. All signs required by this chapter to obtain a permit shall either be approved through WMC 18.125.060, Administrative review, or by the planning commission. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.05, 6-27-00; Ord. 632-91 § 10.05, 10-22-91].

#### 18.125.060 Administrative review.

##### (1) Method of Review.

(a) An administrative sign permit is intended to allow planning department review of signs for projects consisting of not more than two separate permitted uses on the same lot or in the same building, as well as for temporary signs.

(b) A sign permit may be obtained, after receipt of a complete sign application by the property owner or his or her authorized agent from the city manager or his/her designee who shall administratively approve, conditionally approve or deny such sign request. The city manager may refer the application to the architectural design review board. Sign applications which are referred to the design review board by the city manager shall be scheduled for the next available design review board meeting upon determination of a complete application, and payment of applicable fee(s).

(c) Sign permits which do not require design review pursuant to this section shall be processed by the planning department within 10 working days of submittal of a complete application. In the event that the sign permit application is not approved, conditionally approved or denied within 10 working days, the applicant may request an appeal to the planning commission.

(2) Appeals. Appeals of the city manager's decision shall be to the planning commission and must be filed in writing to the city clerk within 10 calendar days of that action. Appeals of the planning commission's decision may be made to the city council by filing a written appeal with the city clerk within 10 calendar days of the commission's action and paying the fees as adopted by the city council. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.06, 6-27-00; Ord. 632-91 § 10.06, 10-22-91].

#### 18.125.070 Application.

Any person desiring to construct, maintain, or display a sign for which a permit is required shall submit an application to the city manager. Such application shall include plans, drawings and other descriptive materials sufficient to depict the sign proposal, as well as all other proposed or existing signing on the same property, and to enable evaluation of the proposal's conformance with the sign regulations. A certification of permission of the property owner shall be required to submit a sign permit application. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.07, 6-27-00; Ord. 632-91 § 10.07, 10-22-91].

#### 18.125.080 Building permit.

(1) No person, firm, or corporation shall erect, construct, enlarge, modify, or relocate any sign in the city without first obtaining a building permit for each such sign except those signs listed in WMC 18.125.040, and/or not required by the building official.

(2) Once approved administratively or by the planning commission and when a separate building or electrical permit is required, the applicant shall be notified and the sign permit shall not be issued until such other permits are obtained from the building department.

(3) If the building inspector finds that any sign regulated by this chapter is unsafe or insecure or is a menace to the public, he/she shall give written notice to the owner and to the property owner. If such sign owner fails to remove or alter the sign so as to comply with the standards set forth in this chapter within 30 days after such notice, the building inspector may cause such sign to be removed or altered at the expense of the sign owner or owner of the property upon which it is located. The building inspector may cause any sign which is an immediate peril to persons or property to be removed summarily and without notice. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.08, 6-27-00; Ord. 632-91 § 10.08, 10-22-91].

#### 18.125.090 Fees.

Any person filing for a sign permit shall at the time of filing the application pay to the city a fee to cover processing the application and issuance of permit as set by city council resolution. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.09, 6-27-00; Ord. 632-91 § 10.09, 10-22-91].

#### 18.125.100 Inspection and maintenance.

(1) Inspections. All signs for which building permits are required shall be subject to inspection by the building official or his/her authorized representative in the following manner and in compliance with WMC 18.125.080.

(a) Footing inspections will be required for all freestanding signs.

(b) Electric signs shall be inspected before or during erection prior to any work being covered.

(2) All signs and sign structures, together with their braces, guys, bolts, and supporting frames, shall be maintained at all times in a state of good repair and safe condition, free from deterioration, rot, rust and loosening. The display surfaces shall be kept neatly painted or posted, shall have broken or cracked panels replaced, and shall have all sources of illumination in proper working order at all times. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.10, 6-27-00; Ord. 632-91 § 10.10, 10-22-91].

#### 18.125.110 General standards.

The following sign standards by zone are intended to include every zone in the city of Willows. The zones are as defined by this title and the official zoning map. Only signs as described herein and as may be described under provisions for temporary signs or exceptions will be permitted in each particular zone.

If any zone is omitted from this chapter, or if a new zone is created after the enactment of this section, all signs developed therein shall require use permit approval granted by the planning commission.

(1) All permanent freestanding signs shall not obstruct the vehicle sight visibility distance area at intersections and driveways, to the satisfaction of the public works and police departments. On sites where the existing street is not constructed to the full designated width, signs shall be located behind the ultimate property line unless otherwise approved by the planning commission and the public works department with an agreement for future removal or relocation.

(2) All permanent freestanding signs shall incorporate the numerical address (letters minimum six inches high), or range of addresses, of the parcel or commercial center at which the sign is located. The area of the address shall not be counted in the area of the sign.

(3) All signs shall be located on the same parcel as the subject of the sign, except as otherwise allowed by this chapter. A sign may project over an adjacent public right-of-way only when authorized by an encroachment permit as well as a sign permit.

(4) No sign shall be erected that obstructs any fire escape, required exit, window, door, or opening required for ventilation. No sign shall be attached to a standpipe, gutter drain or fire escape.

(5) Any sign, any part of which is 60 feet or more above the ground, shall be designed and constructed to withstand a wind pressure of 30 pounds per square foot. Signs erected less than 60 feet shall be constructed and erected to withstand a wind pressure of 15 pounds per square foot. All signs shall be constructed to support dead loads as required in the building code or other ordinances and laws of the city.

(6) Any advertising copy or message existing at any time which no longer advertises a bona fide business conducted shall be removed by the owner, agent or person having the beneficial use of the building within 30 days after written notification from the city manager, and upon failure to comply with such notice within the time specified in such order, the city manager is authorized to cause removal of such sign and any expense incident thereto shall be paid by the owner of the building, sign or structure upon which such sign is displayed.

(7) Lighting. Open, unshielded light bulbs are prohibited. Lighting shall be installed to avoid glare or reflection onto adjacent property or onto a street as to create a traffic hazard. Light sources shall be steady, stationary, shielded, and directed so as to avoid undue glare for pedestrians, motorists, and neighboring property. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.11, 6-27-00; Ord. 632-91 § 10.11, 10-22-91].

**18.125.120 Exceptions to standard.**

Freeway-oriented commercial services located in CH highway commercial, CG general commercial, ML light industrial, and MH heavy industrial shall be allowed a pole-mounted sign of a height not to exceed 40 feet and an area not to exceed 100 square feet of surface area for one face or 200 square feet of surface area for two or more faces; provided, that:

(1) Freeway-Oriented Business. The business provides a service primarily for the freeway motoring public similar to those providing gas, food or lodging for the freeway traveler.

(2) Maximum Distance. The parcel of land on which the business is located shall be a maximum distance of 800 feet from the centerline of the freeway at its closest point.

(3) Additional Sign Height. Additional sign height may be necessary to allow motorists sufficient advance notice for safe freeway exit. Unobstructed vision from a distance of 1,320 feet from a freeway exit ramp shall be considered the minimum standard providing sufficient advance notice. The amount of additional height shall be determined by the planning commission. [Ord. 664-00 § 10.12, 6-27-00; Ord. 632-91 § 10.12, 10-22-91].

**18.125.130 Zoning compliance.**

No signs shall be permitted to be constructed, maintained or displayed in any zoning district within the city except as provided herein. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.13, 6-27-00; Ord. 632-91 § 10.13, 10-22-91].

**18.125.140 Residential zones.**

Each sign in a residential zoning district established by Chapter 18.10 WMC, Designation and Establishment of Districts, shall comply with the following requirements of Table 18.125.140-A:

**Table 18.125.140-A**

<b>Land Use</b>	<b>Allowed Sign Types</b>	<b>Maximum Sign Height</b>	<b>Maximum Sign Area Allowed</b>
R-1, R-2	Name plate for each unit	N/A	One square foot
R-3	Name plate for each unit	Seven feet above	One square foot

	Flat wall (c), ground-mounted (b)	grade	Max 12 square feet
RP	Name plate Free hanging, flat wall (c), pole-mounted	N/A Seven feet above grade	One square foot Max 12 square feet
RP (Office Complex) (a)	Attached, free hanging, pole-mounted	Eight feet above grade	Max 12 square feet

(a) All professional office signs may be illuminated by indirect lighting only and may only indicate the name and nature of the business.

(b) Ground-mounted subdivision identity signs may be authorized at major entrance to residential subdivision when approved by design review board. Such signing shall be landscaped to blend in with the surroundings.

(c) No wall sign which projects more than 10 inches over public property shall be less than eight feet above the sidewalk and maximum projection for any such sign shall not exceed 18 inches. Reflector arms may extend from the advertising surface of a wall sign if such reflector arms are not less than 14 feet above the surface of the adjoining ground, sidewalk or pavement.

[Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.14, 6-27-00; Ord. 632-91 § 10.14, 10-22-91].

**18.125.150 Commercial districts.**

Each sign in the commercial zoning districts established by Chapter 18.10 WMC, Designation and Establishment of Districts, shall comply with the requirements of Table 18.125.150-A, and the following standards:

(1) Signs applicable to the permitted use of the property in the central commercial (CC) and the entryway (E) zoning districts shall meet the requirements identified in the City of Willows Historic Downtown and Wood Street Design Guidelines.

(2) Content. Pole-mounted signs shall be identity signs and may include the message “open” or “open 24 hours,” in the case of service station or restaurant occupancies, and the term “vacancy” or “no vacancy,” in the case of motels.

(3) Signs not applicable to the permitted use of the property may be permitted upon securing a use permit from the planning commission.

(4) Identity Signs. Each business is allowed a collective sign total of one and one-half square foot of signage for each lineal foot of building frontage.

**Table 18.125.150-A**

<b>Land Use</b>	<b>Allowed Sign Types</b>	<b>Maximum Sign Height</b>	<b>Maximum Sign Area Allowed</b>
Central Commercial Entryway	Identity signs, including wall (c), projecting, monument and (d), window signs (In the	30 feet above grade if attached to building	Total square footage of all identity signs shall not exceed 1.5 sq. ft. for each ft.

Districts Commercial Centers (b)	downtown guidelines, pole signs are discouraged)	8 feet for monument and pole-mounted	of lineal building frontage, with higher totals requiring use permit 60 sq. ft. of incidental sign area is also allowed
CH, CG, ML, MH & PD Combining Districts	Identity signs, including wall, projecting, monument and window signs 1 pole-mounted (e) must meet two requirements (a)	80 feet	Pole-mounted sign: 100 sq. ft. of surface area for one face or 200 sq. ft. of surface area for two or more faces Identity Signs: 1.5 sq. ft. for each ft. of lineal building frontage, with higher totals requiring use permit, but not including pole signs 60 sq. ft. of incidental sign area is also allowed
Industrial Districts Industrial Park	Identity signs: including wall, projecting, monument and window signs 1 pole-mounted (e) must meet two requirements (a) 2 identity signs at entrance to park; 4 identity signs total for a park; Ground-mounted	30 feet above grade if attached to the building and 8 feet if pole mounted	Maximum sign area for each business shall not exceed 350 sq. ft. for all signs, not including pole signs Pole-mounted sign area may not exceed 170 sq. ft. for any one face 60 sq. ft. of incidental sign area is also allowed 1 square foot of identity sign for each gross acre of land within the industrial park Maximum sign area is 200 sq. ft.
Open Space Ag Districts	Stationary	8 feet above grade	20 sq. ft. for one face, 40 sq. ft. for 2 or more faces

(a) Two Requirements. (1) Freeway-oriented business which provides a service primarily for the freeway-motoring public similar to those providing gas, food or lodging for the freeway traveler, and (2) the parcel of land on which the business is located shall be a maximum distance of 800 feet from the centerline of freeway at its closest point.

(b) Only one off-premises sign shall be allowed for each such commercial center or enterprise larger than five acres which has been designed or developed together as an integrated unit. Only one off-premises sign shall be allowed for each such commercial center or enterprise larger than five acres and may not

be located more than 1,000 feet from the premises. The off-premises signs must be within the allowable square footage calculations requirements for the premises.

- (c) No wall sign which projects more than 10 inches over public property shall be less than eight feet above the sidewalk and maximum projection for any such sign shall not exceed 18 inches. Reflector arms may extend from the advertising surface of a wall sign if such reflector arms are not less than 14 feet above the surface of the adjoining ground, sidewalk or pavement.
  - (d) Every projecting sign shall be placed at least 10 feet above the public sidewalk over which it is erected and any sign less than 14 feet above the public sidewalk shall not extend nearer the curb face than 18 inches. Signs placed 14 feet or more above the public sidewalk shall not extend beyond the curb face. Every projecting sign erected over public driveways, alleys and thoroughfares shall be placed not less than 15 feet above the level of the same. Signs which project over the public property shall be subject to an encroachment permit.
  - (e) Every pole sign shall be placed at least 10 feet above the public sidewalk over which it is erected, and any sign less than 14 feet above the public sidewalk shall not extend nearer the curb face than 18 inches. Signs placed 14 feet or more above the public sidewalk shall not extend beyond the curb face. Every projecting sign erected over public driveways, alleys and thoroughfares shall be placed not less than 15 feet above the level of same. One pole-mounted sign for each business. All pole signs shall be engineered for safety. Signs which project over the public property shall be subject to an encroachment permit.
  - (f) Community Directional Signs. Community directional signs are allowed with approval of a sign permit from the planning commission at the following locations:
    - (1) On the south side of Highway 162 in the vicinity of Airport Road, just west of Interstate 5; at city entries along Highway 162 (Wood Street) at the east and west ends of the city; and at key locations along Tehama Street and Wood Street.
    - (2) The purpose of the signs shall be to direct vehicular traffic to the central downtown district and other key business locations around the city. A community directional sign is not intended to be used to advertise specific businesses.
    - (3) Each community directional sign shall be limited to eight square feet in size, and will typically be placed within city or public roadway rights-of-way. Any necessary encroachment permits shall be obtained by the city.
- [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.15, 6-27-00; Ord. 632-91 § 10.15, 10-22-91].

#### 18.125.160 Industrial districts.

(1) Signs shall be permitted on properties located in areas designated as ML (light industrial), MH (heavy manufacturing), and CG/ML/PD (general commercial/light manufacturing/planned development) as listed on Table 18.125.150-A and shall meet the following standards:

- (a) Any industry located in a nonindustrial district is subject to the sign code requirements of that district.

(b) All signs shall be identity signs.

(c) Commercial Uses. Signs for wholesale and retail sales businesses located within the industrial district shall be regulated by the requirements of WMC 18.125.170.

(d) Signs for uses in the PD district shall be subject to the issuance of a use permit.

(e) Signs not applicable to the permitted use of the property may be permitted upon securing a use permit from the planning commission.

(2) Industrial Park Identification Sign. Ground-mounted signs may be installed at major entrances to park, subject to approval by the architectural design review board, and conform to Table 18.125.150-A and the following standards:

(a) Identity signs shall be indirectly lighted.

(b) Identity signs shall not contain the name of any industry or business within the industrial park.

(c) Identity signs shall be appropriately landscaped and blend with surroundings. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.16, 6-27-00; Ord. 632-91 § 10.16, 10-22-91].

#### 18.125.170 Open space and agricultural districts.

Signs shall be permitted on properties within areas designated as open space or AG agricultural general district as listed on Table 18.125.150-A and meet the following standards:

(1) Control any explanatory signs as necessary.

(2) Lighting. Signs shall be stationary and be illuminated from ground level indirect sources only. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.17, 6-27-00; Ord. 632-91 § 10.17, 10-22-91].

#### 18.125.180 Public or quasi-public districts.

Sign area, height and number shall be based on requirements and conditions of the use permit. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.18, 6-27-00; Ord. 632-91 § 10.18, 10-22-91].

#### 18.125.190 Nonconforming signs.

All signs lawfully existing prior to the adoption of this chapter may continue in use, subject to the provisions of this section, even when later amendments to this chapter, or prior amendments to any provision of preceding sign ordinances recodified in this chapter, have caused such lawfully existing signs to become nonconforming under the terms of this chapter. Signs not lawfully existing prior to the adoption of this chapter must be brought into conformance or removed.

(1) Nonconforming Signs. The owner of a nonconforming sign shall within six months of notification of nonconformity either:

(a) Remove the sign; or

(b) Obtain a new permit, with variances to allow the nonconforming aspect; or

(c) Obtain a new permit subject to modification of the sign to achieve conformity with this chapter;  
or

(d) Obtain an extension of time within which the sign must be moved under the amortization provisions of subsection (2) of this section.

(2) Amortization.

(a) An owner of a nonconforming sign may delay removal or modification of the sign for a reasonable period in order to recover the original costs where, at the time specified for removal, the costs were not yet fully amortized. The amortization period shall be proportionate with the investment involved.

(b) The owner of a nonconforming sign may apply to the city manager for an extension of time within which the sign must be removed. The application shall contain the following information:

(i) Name and address of the sign;

(ii) A description of the sign;

(iii) The date the sign was erected;

(iv) Whether and when a sign permit was issued;

(v) The cost of construction;

(vi) The remaining term of the sign owner's lease of the real property, if applicable; and

(vii) The present value of the sign.

(c) The city manager shall consider the information presented on the application in acting on the request for extension. If the city manager finds that the circumstances warrant granting an extension of time for amortization of the sign, the city manager may grant the extension for a reasonable time not to exceed three years. No extension shall be granted for a portable sign or sign painted on a building or structure.

(3) Alterations Removal. At such time as a nonconforming sign is altered in any way or moved, it must be brought into conformance with the provisions of this title. The term "altered" as used herein shall include, but not be limited to, any change in the structure or sign face, including changing names or colors, deleting or adding words or symbols, or changing the appearance in any way, but shall not include normal maintenance or upkeep. If a nonconforming sign is removed for any length of time for any reason other than maintenance, it shall not be reinstalled at the subject site unless it is in full compliance with the provisions of this chapter.

(4) Signs with Modifications. Signs which received sign modifications prior to the adoption of this chapter, but which are nonconforming as to the provisions of this chapter, may continue in use under the provisions of that sign modification until any changes, expansions, or alterations other than normal maintenance and upkeep are proposed for the sign, or until such time as the sign modification expires. At the time of such expiration or change, the modification shall become null and void and such sign shall be brought into conformance with the provisions of this chapter or removed.

(5) Use Permit or Planned Development Permit. Nonconforming signs that were permitted and installed pursuant to a conditional use permit or planned development permit, prior to the adoption of this chapter, may continue in use until changes, expansions, or alterations other than normal maintenance and upkeep are proposed for or made to such sign. At the time of such change, any such sign must be brought into conformance with the provisions of this chapter.

(6) Alterations to Existing Development. When structural alterations, additions or remodeling with a value, as determined by the building official, of 25 percent or more of the full value of the improvements as shown on the last equalized assessment roll, or \$15,000, whichever is greater, are made to the exterior of a building or to a site containing a nonconforming sign, any and all such nonconforming signs must be brought into conformance with the provisions of this chapter whether or not changes or alterations are proposed for or made to the sign, or such signs must be removed. Any owner or user of such nonconforming signs wishing to maintain such a sign in its existing condition may apply to the city manager for a permit to allow continued maintenance and use of the sign. Application shall be made within 30 days of the sign owner or user being notified of the need to bring such sign into conformance. Such permit, if granted, shall establish a specific period of time for continued use and maintenance, based upon an individual assessment of the facts and circumstances relating to the particular sign. Factors to be considered in approving or denying such a permit shall be the initial sign cost, the sign age, the value of the structural alterations to the existing development, and similar facts and circumstances. Failure to apply for a permit within the 30 days specified herein shall constitute a waiver of the right to request any longer period for maintenance or use of an existing nonconforming sign.

(7) Annexation – Change of Zone. Any sign that becomes nonconforming after the adoption of this chapter because of annexation, zone change, or other city action shall be subject to the provisions of this section. [Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.19, 6-27-00; Ord. 632-91 § 10.19, 10-22-91].

#### 18.125.200 Planning commission review.

##### (1) Planned Sign Program.

(a) A planned sign program is required for all multi-tenant facilities or any signage program proposing an aggregate sign area exceeding 50 square feet, for any sign request that is not exempt, or does not qualify for an administrative sign permit. A planned sign program may approve a master sign plan for all intended signs for a site or building. A planned sign program shall require conditional use permit approval.

(b) The planning commission is authorized to approve, conditionally approve, or deny a planned sign program subject to appeal provisions of WMC 18.125.060(2). The city manager shall provide recommendations to the planning commission regarding planned sign programs. A public hearing pursuant to the provisions of WMC 18.135.030 shall be required.

(2) Required Findings. The planning commission may approve a planned sign program only if all of the following findings can be made in an affirmative manner:

(a) The proposed sign is consistent with the goals, objectives, policies and programs of the city of Willows general plan and any applicable design guidelines.

(b) The proposed sign conforms to applicable development standards and provisions of this title and will not be detrimental to the public health, safety or welfare.

(c) The physical location or placement of the sign is compatible with the surrounding neighborhood and does not pose a safety risk.

(3) Appeals. Appeals may be made by filing a written appeal with the city clerk within 10 calendar days of the commission's action and paying the fees as adopted by the city council. [Ord. 683-09 § 1, 7-14-09].

18.125.210 Required findings.

A sign permit may be approved if all of the following findings are made:

- (1) The size, location, and design of the sign(s) are visually compatible with the scale and architectural style of the primary structures on the site and the surrounding land uses.
- (2) The signs do not exceed the standards of the district and enable motorists and pedestrians to readily identify the facility or site from a sufficient distance.
- (3) The proposed sign(s) are in substantial conformance with the design criteria in the city design guidelines. [Ord. 683-09 § 1, 7-14-09].

18.125.220 Expiration and time extension of sign permits.

(1) A sign permit approval shall expire one year from its date of issuance, unless the sign has been erected within the period or a later expiration date is stated in writing at the time of approval. Prior to expiration of a sign permit, the applicant may apply to the city manager for an extension of up to one additional year. The city manager may approve extensions with or without conditions or may deny extensions of the approved sign if it is found there has been substantial change in circumstances.

(2) A temporary sign permit shall be valid for a period of 30 days, with longer periods of time possible, up to a maximum of 90 days, if authorized by the city manager. [Ord. 683-09 § 1, 7-14-09].

18.125.230 Compliance with electric power line requirements prerequisite to issuance.

No permit for any sign shall be constructed or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the state of California or rules and regulations promulgated by duly authorized agents. [Ord. 683-09 § 1, 7-14-09].

18.125.240 Temporary economic stimulus regulations for signage for city of Willows licensed businesses.

(1) Effective Date. This section shall expire on July 1, 2012, unless otherwise extended or revoked.

(2) Definition. "Licensed business" shall mean any authorized business as defined under WMC Title 5, which operates their principal business within a permanent "brick and mortar structure" located within the city limits.

(3) Conflict. Whenever this section conflicts with any other provision of this chapter or any other city resolutions, ordinances, or regulations of the city, this section shall control while it is in effect.

(4) Temporary Building Signs Allowed. During the effective date of this section, temporary building signs allowed by this chapter shall be allowed as follows:

(a) Temporary building and/or business signs may be displayed at any time for the length of time this section is in effect.

(b) At the expiration of the effective date of this section, including any extension approved by the city council of the city of Willows, all temporary building signs shall be removed within 10 days of the expiration date. Temporary building signs still displayed after 10 days from the expiration date shall be in violation of this chapter, unless a sign permit has been issued for the signage pursuant to WMC 18.125.050.

(c) This section specifically supersedes the limited time (the period of which shall be determined by the city in issuing an administrative temporary sign permit) of WMC 18.125.020, Definitions.

(5) Portable Signs Allowed. During the effective date of this section, portable signs (as defined in WMC 18.125.040(7)) shall be allowed for businesses as follows:

(a) All licensed businesses within developed lots in R-P multiple residence-professional office, E entryway, CC central commercial, CG general commercial, CH highway commercial and industrial zones in the city shall be allowed to display two portable signs at any time during the effective date of this section, regardless of when the business began operations. This section specifically supersedes the restrictions stated in WMC 18.125.030(9), off-premises signs.

(b) At the expiration of the effective date of this section, including any extension approved by the city council of the city of Willows, all portable signs shall be removed within 10 days of the expiration date. All portable signs still displayed after 10 days from the expiration date shall be in violation of this chapter, unless a permit has been issued for the signage pursuant to WMC 18.125.050.

(6) Permit and Fee Requirements for Signs Allowed by This Temporary Sign Program. Notwithstanding WMC 18.125.050 and 18.125.090, fees, during the effective date of this section:

(a) No sign permit and no fee shall be required for placement of temporary building signs or portable signs authorized by this section for businesses within developed lots in R-P multiple residence-professional office, E entryway, CC central commercial, CG general commercial, CH highway commercial and industrial zones.

(b) Licensed businesses shall be required to obtain written authorization from any or all property owners where temporary signs are displayed. [Ord. 688-10 § 1, 6-8-10].

18.125.250 Posting banner, handbills, etc. It shall be unlawful for any person to paste, paint, nail, tack or otherwise fasten any card, banner, handbill, poster, or advertisement or notice of any kind, or cause the same to be done upon any public property, or upon any other property without authorized consent of the owner or lessee of such property, within the city, except as otherwise provided in this chapter, or as may be required or permitted by the ordinances of the city of laws of the state or of the United States. (Code 1959 15.20; prior code 4-159)

**SECTION 2:** The City Council of the City of Willows finds that the foregoing amendment and adoption of Ordinance No. \_\_\_\_\_ is consistent with the General Plan, all applicable specific plans and the City of Willows Zoning Ordinance.

**SECTION 3:** The City Council of the City of Willows further finds that the project is exempt from the California Environmental Quality Act pursuant to Section 15061(3) and Resolution No. \_\_\_\_\_ passed prior to the adoption of this amendment.

**SECTION 4. Severability.** Should any provision of this ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this ordinance or the application of this ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 5. Judicial Review.** The time within which judicial review must be sought is governed by California Code of Civil Procedure Section 1094.6.

**SECTION 6. *Effective Date.*** This ordinance shall take effect and be in force thirty (30) days after its adoption as provided by Government Code Section 36937.

**SECTION 7. *Posting.*** The City Clerk shall cause this Ordinance to be published and/or posted within fifteen days after its adoption.

INTRODUCED for first reading on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**PASSED AND ADOPTED at a public meeting** of the City Council of the City of Willows on the \_\_\_\_ day of \_\_\_\_ 2015, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

ATTESTED:

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Larry Domenighini, Mayor

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Natalie Butler, City Clerk

