

PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 23, 2018

SUBJECT: Zone Change 18-01, Request to Amend Chapter 11.33 of the La Cañada Flintridge Zoning Code Regulating Accessory Dwelling Units.

BY: Adrian R. Guerra, Assistant City Attorney

RECOMMENDATION: Adopt a Resolution Recommending that the City Council adopt the Ordinance Entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE AMENDING CHAPTER 11.33 (ACCESSORY DWELLING UNITS) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE TO MAKE CERTAIN CHANGES TO THE CITY'S REGULATIONS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS CONSISTENT WITH STATE LAW, AND FINDING AN EXEMPTION FROM CEQA"

ENVIRONMENTAL REVIEW: Exempt from the requirements of the California Environmental Quality Act pursuant to Section 15282(h), which states that the adoption of an ordinance regarding second units in a single-family or multifamily residential zone to implement the provisions of Section 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code

SUMMARY AND BACKGROUND:

In 2016, the State Legislature adopted Senate Bill 1069 and Assembly Bill 2299 regarding accessory dwelling units. These bills, effective January 1, 2017, made a number of changes to Government Code section 65852.2, which generally provides that a city may adopt an ordinance regulating accessory dwelling units provided it meets certain requirements described in state law. If a city does not have an ordinance regarding accessory dwelling units in compliance with state law, then a city must allow accessory dwelling units pursuant only to the state law standards described in Government Code section 65852.2.

Chapter 11.33 (Accessory Dwelling Units) of the La Cañada Flintridge Municipal Code provides the development standards for accessory dwelling units located in the City. In response to SB 1069 and AB 2299, the City Council adopted Ordinance 460 on June 20, 2017, which made certain changes to Chapter 11.33 in order to bring the City's municipal code into compliance with state law.

On October 8, 2017, the Governor approved SB 229, which made further changes to Government Code section 65852.2 regarding accessory dwelling units. The Legislature considered SB 229 is a “clean-up” bill, which generally makes non-substantive changes to state law. However, among other things, SB 229 provides that the parking requirements for accessory dwelling units may “not exceed one parking space per unit or per bedroom, *whichever is less.*” (Gov. Code § 65852.2(a)(1)(D)(x)) (emphasis added.)

ANALYSIS:

State law provides that if a city's local ordinance is not in compliance with state law, then the entire ordinance is null and void and the city must apply only the standards found in state law for reviewing accessory dwelling unit applications. (Gov. Code § 65852.2(a)(4).) Because the changes made by SB 229 became effective January 1, 2018, if the City's ordinance is found to be out of compliance with the state law standards, then the City would be required to apply only the state law standards until the City's ordinance is amended. Therefore, staff recommends making certain changes to Chapter 11.33 in response to SB 229.

The proposed changes in response to SB 229 are:

- Section 11.33.020(O) is amended to mirror state law, which provides that one parking space per accessory dwelling unit or per bedroom, whichever is less, shall be required. The previous requirement was one parking space per accessory dwelling unit.
- At several places throughout Chapter 11.33, language is added regarding proposed single-family residences, because SB 229 clarifies that accessory dwelling units may be constructed simultaneously with the primary residence.
- At several places throughout Chapter 11.33, language is added clarifying that accessory dwelling units are generally permissible in zones where single-family residences are permitted, because SB 229 clarifies that accessory dwelling units are generally permissible in residential zones where single-family residences are permitted.
- Section 11.33.030 is amended to include examples of accessory structures that may be converted into an accessory dwelling unit, such as studios and pool houses, to mirror language from SB 229.

There are also several other suggested changes in the draft ordinance which are not directly related to SB 229. In particular:

- Chapter 11.33 currently provides that attached accessory dwelling units are permitted only on lots that are at least 10,000 square feet in size, and that detached accessory dwelling units are permitted only on lots that are at least 20,000 square feet in size. The draft ordinance proposes eliminating the lot size requirements.
 - Staff recommends this change because the intent of Government Code section 65852.2 is to allow accessory dwelling units in all residential zones where single-family dwellings are permitted, subject to certain permissible development standards. Staff recommends treating attached and detached accessory dwelling units similarly. Furthermore, because state law requires the City to permit the conversion of certain accessory structures into accessory dwelling units, there is a

relatively large loophole that made these restrictive lot size requirements inapplicable in many situations. If an ADU is permitted and constructed, the City can require a parking space in most circumstances; however, if a legal structure is converted to an ADU, no parking is generally required.

- Section 11.33.020(M) currently provides a table that sets the maximum unit size for an accessory dwelling unit such that the maximum size increases as the size of the lot increases. The draft ordinance proposes to eliminate that table, and replace it with the language from state law regarding the maximum size of accessory dwelling. State law provides "the total area of floorspace of an attached accessory dwelling unit shall not exceed 50 percent of the proposed or existing primary dwelling living area, with a maximum increase of 1,200 square feet. The total area of floorspace for a detached accessory dwelling unit shall not exceed 1,200 square feet."
 - Staff recommends this change in order to make the City's requirements identical to the language in state law. Furthermore, certain development standards, such as lot coverage, total floor/roofed area and setback requirements that apply to both primary and accessory structures, will naturally restrict the size of attached and detached accessory dwelling units to a size appropriate for and consistent with the lot and primary residence. Another option could be to set a uniform maximum unit size for accessory dwelling units.

ENVIRONMENTAL REVIEW:

The adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The amendments to the La Cañada Flintridge Municipal Code would only make changes to the development standards for accessory dwelling units, and would not cause a significant effect on the environment.

RECOMMENDATION:

Staff recommend that the Planning Commission take the following action(s):

1. Adopt a Resolution Recommending that the City Council adopt the Ordinance Entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE AMENDING CHAPTER 11.33 (ACCESSORY DWELLING UNITS) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE TO MAKE CERTAIN CHANGES TO THE CITY'S REGULATIONS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS CONSISTENT WITH STATE LAW, AND FINDING AN EXEMPTION FROM CEQA"

ATTACHMENTS: 1. Proposed Resolution with Draft Ordinance

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 18-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ORDINANCE ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE AMENDING CHAPTER 11.33 OF TITLE 11 OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE TO AMEND REGULATIONS GOVERNING ACCESSORY DWELLING UNITS"

WHEREAS, Title 11 of the La Cañada Flintridge Municipal Code governs zoning and land use in the La Cañada Flintridge; and

WHEREAS, Chapter 11.33 of Title 11 of the La Cañada Flintridge Municipal Code sets forth definitions and development standards for Accessory Dwelling Units; and

WHEREAS, the City now desires to make certain changes to Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code consistent with Government Code section 65852.2 in order to ensure the character of the City of La Canada Flintridge is maintained to the extent permissibly by law and to continue to promote the health, safety, and welfare of the community; and

WHEREAS, in order to provide consistency between recently enacted State law and the City's Zoning Code with respect to Accessory Dwelling Units, City staff has prepared ordinance entitled "An Ordinance of the City Council of the City of La Cañada Flintridge Amending Chapter 11.33 of Title 11 of the La Cañada Flintridge Municipal Code to Amend Regulations Governing Accessory Dwelling Units"; and

WHEREAS, the proposed ordinance would be applicable City wide to the properties zoned R-1 (Single Family Residential); and

WHEREAS, based on review of the City's General Plan, the Planning Commission finds and determines the proposed ordinance is consistent with the General Plan and is in compliance with all applicable provisions of the Zoning Code and other ordinances and regulations of the City; and

WHEREAS, on January 23, 2018, the Planning Commission, after notification in the prescribed manner, conducted a public hearing on the proposed ordinance to make recommendations to the City Council regarding the same; and

WHEREAS, based on review of the City and State CEQA Guidelines, the Planning Commission finds and determines that the proposed ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) under Section 15282(h), which states that the adoption of an ordinance regarding second units in a single-family or multifamily residential zone to implement the provisions of Section 65852.1 and 65852.2 of the Government Code as set forth

in Section 21080.17 of the Public Resources Code; and

WHEREAS, the Planning Commission has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Planning Commission finds and determines that the above recitals are true and correct.

Section 2. The Planning Commission further finds and determines that the proposed ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) under Section 15282(h), which states that the adoption of an ordinance regarding second units in a single-family or multifamily residential zone to implement the provisions of Section 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code

Section 3. The Planning Commission finds:

- A. The enactment of Assembly Bill (AB) 2299 and Senate Bill (SB) 1069, modifying Government Code Section 65852.2, warrant modification of the City's Accessory Dwelling Unit Ordinance for consistency with State law.
- B. The purpose of the Accessory Dwelling Unit Ordinance is to specifically provide for Accessory Dwelling Units within specified zones of the city, minimizing the regulation and cost and decrease the timeframe for permitting of such units. An amendment of the ordinance is required to remove any ambiguity and inconsistency in the application of State law through the provisions of the Zoning Code.
- C. The proposed definitions will properly apply City wide to properties zoned R-1 (Single Family Residential) where Accessory Dwelling Units are permitted by right. Applicants who may wish to construct an Accessory Dwelling Unit in a permitted zone must be provided with development standards consistent with the requirements of recently enacted State law.
- D. The proposed amendment will apply City wide to properties zoned R-1 (Single Family Residential) and will be in the interest of public health, safety and general welfare and in conformity with good zoning practice because the ordinance amends the City's requirements for Accessory Dwelling Units in compliance with State law.

Section 4. The Planning Commission does hereby recommend that the City Council adopt the proposed ordinance entitled "An Ordinance of the City Council of the City of La Cañada Flintridge Amending Chapter 11.33 of Title 11 of the La Cañada Flintridge Municipal Code to Amend Regulations Governing Accessory Dwelling Units.

PASSED, APPROVED, AND ADOPTED this 23rd day of January, 2018

Chair, Planning Commission

Attest:

Secretary to the Planning Commission

ORDINANCE NO. [REDACTED]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE AMENDING CHAPTER 11.33 (ACCESSORY DWELLING UNITS) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE TO MAKE CERTAIN CHANGES TO THE CITY'S REGULATIONS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS CONSISTENT WITH STATE LAW, AND FINDING AN EXEMPTION FROM CEQA

WHEREAS, state law provides that cities may adopt ordinances to provide for the construction of accessory dwelling units, provided any such ordinance meets the requirements of Government Code section 65852.2; and

WHEREAS, state law provides that if a city does not have an ordinance regarding accessory dwelling units that is consistent with state law, then only state law standards may be applied; and

WHEREAS, the City Council now desires to make certain changes to Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code consistent with Government Code section 65852.2 in order to ensure the character of the City of La Canada Flintridge is maintained to the extent permissibly by law and to continue to promote the health, safety, and welfare of the community; and

WHEREAS, a duly noticed public hearing was held on January 23, 2018 before the Planning Commission, and after considering all written and oral evidence presented at the public hearing, the Planning Commission adopted Resolution 18-[REDACTED], which recommended the City Council adopt this Ordinance; and

WHEREAS, a duly noticed public hearing was held on [REDACTED] before the City Council, and after considering all written and oral evidence presented at the public hearing, the City Council introduced this Ordinance for a first reading; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE, CALIFORNIA DOES HEREBY FIND, DETERMINE, AND ORDAIN AS FOLLOWS:

SECTION 1. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code is hereby amended to read in its entirety as follows (deletions marked in ~~strikethrough~~, additions in *bold and italics*):

“Chapter 11.33 ACCESSORY DWELLING UNITS

11.33.010 Accessory dwelling unit—Definition.

“Accessory dwelling unit” means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons characterized by physical features providing privacy for the occupants separate from the occupants of the primary dwelling unit, including a separate exterior entrance. If detached, it shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family dwelling is situated. If attached, it shares at least one wall with the primary unit and has separate permanent provisions for living, sleeping, eating, cooking and sanitation in the unit, whether or not it is connected to the primary unit by an interior door or hall. An accessory dwelling unit also includes the following:

- A. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
- B. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

11.33.020 Accessory dwelling units—Standards.

Notwithstanding any other provisions of this code, accessory dwelling units are a permitted use on each lot in any R-1 zone, overlay zone *where single-family or multifamily residential uses are permitted*, R-3 zone or residential planned development (RPD) zone, if all of the following standards are met:

- A. One accessory dwelling unit is allowed per lot.
- B. The lot shall have a minimum lot width of seventy (70) feet., ~~shall be located in one of the following zones, and shall comply with the following schedule for minimum lot area in order to allow an accessory dwelling unit:~~

Schedule 1 — Permitted Zones and Minimum Lot Area Required

Underlying Zone	Minimum Lot Area	Type of Unit Permitted
R-1, R-3, or RPD	Less than 10,000 square feet	Not Permitted
R-1	10,000-19,999 square feet	Attached only
R-1	20,000 or more square feet	Attached or detached
R-3, or RPD	10,000 or more square feet	Attached only

- C. Accessory dwelling units are permitted on flag lots only if there exists a minimum twenty (20) foot wide legal access way from a street to the lot., ~~and a minimum lot size of ten~~

~~thousand (10,000) square feet, excluding the area of the access “flag-staff.”~~ The required twenty (20) foot wide access way for the flag lot may include a legally recorded access easement.

D. Detached accessory dwelling units shall only be sited behind the main house on the lot.

E. Accessory dwelling units are not permitted on any residential lot other than those developed with ***one existing or proposed*** single-family ~~or multifamily~~ residences.

F. Accessory dwelling units, including any portion of a pre-existing primary unit which would be incorporated into such accessory dwelling unit, must comply with the building code, fire code, health and safety codes, and noise insulation standards applicable ***to the primary dwelling unit*** at the time the building permits for the accessory dwelling unit are issued.

G. The primary and accessory dwelling units may be connected to a common, gravity-fed sewage disposal system approved by the Los Angeles County Department of Health Services. Separate systems may be required if a gravity-fed system is not feasible. If sewers are available to the parcel, both the primary and accessory unit must be connected to the sewer service in order to receive a building permit. Further, if access to sewers is provided to the parcel subsequent to the initial issuance of a building permit, the permit shall be subject to connection of both the primary and accessory units to such sewer service.

H. The accessory dwelling unit must be connected with the primary dwelling unit to common utility meters, including gas, electricity and water. Separate telephone service for the accessory unit is permitted.

I. Any attached accessory dwelling unit must be attached to the living area of the primary unit by a common wall, floor or ceiling and not simply by an attached breezeway or porch. As a guideline, the minimum separation between a primary unit and a detached accessory dwelling unit should be twenty (20) feet.

J. ***Except as otherwise provided in this chapter,*** ~~the~~ accessory dwelling unit, whether attached or detached, must conform to all setback, floor area, height, and building bulk requirements of the underlying zone. In particular, the combined floor area of the primary house, accessory unit (attached or detached), and all other roofed accessory structures on the property cannot exceed the total allowed floor area/roofed area for the lot ~~as defined elsewhere in the zoning code~~. However, no setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.

K. Any accessory dwelling unit which is proposed on a lot which otherwise qualifies as a hillside lot under Chapter 11.35 of the municipal code shall also meet the following requirements. No discretionary review or approval for a hillside development permit shall be required.

1. The total of all floor area on the site, including the accessory dwelling unit, shall not exceed the underlying maximum floor area for the lot size multiplied by the slope factor.

2. Grading, or any movement of earth, required for the accessory dwelling unit shall not exceed fifty (50) cubic yards.

3. The vertical height of any finished fill slope created for the purpose of developing an accessory dwelling unit shall not exceed ten feet.

4. The vertical height of any finished cut slope created for the purpose of developing an accessory dwelling unit shall not exceed ten feet.

5. For a new driveway or roadway, the maximum total vertical height of any combination of finished cut and fill slopes from grade shall not exceed eight feet. The finished grade of any new driveway shall not exceed an average of seventeen (17) percent, with an absolute maximum grade of twenty (20) percent.

6. Proposed building sites and/or structures shall not be allowed within one hundred (100) feet of a ridgeline or knoll identified in the environmental resources management element of the general plan, or within fifty feet (50) of a Blue Line stream identified on a USGS map.

7. No accessory dwelling unit shall block a watercourse, canyon or streambed.

8. The accessory dwelling unit shall be sited in a manner which does not block more than twenty-five (25) percent of neighboring views from primary living areas (areas other than bedrooms, bathrooms and hallways).

9. Any retaining wall less than twenty (20) feet from a building wall shall be considered a part of that building wall for the purposes of calculating building height.

10. The maximum horizontal dimension of an attached accessory dwelling unit and the primary unit it is attached to shall not exceed one hundred twenty (120) feet.

11. The architectural style and the roof pitch of the accessory dwelling unit shall match that of the main house.

12. The Light Reflectance Value (LRV) for an accessory dwelling unit shall not exceed fifty (50) percent for walls or fences, or thirty (30) percent for roofs.

13. Site lighting shall be oriented away from public rights-of-way and adjacent properties.

L. The maximum allowed height for a detached accessory dwelling unit on any lot shall be fifteen (15) feet.

M. ***The total area of floorspace of an attached accessory dwelling unit shall not exceed 50 percent of the proposed or existing primary dwelling living area, with a maximum increase of 1,200 square feet. The total area of floorspace for a detached accessory dwelling unit shall not exceed 1,200 square feet.*** ~~The maximum total floor area of an accessory dwelling unit shall not exceed the following schedule:~~

Schedule 2 – Maximum Unit Size

<u>Lot Size</u>	<u>Maximum Unit Size</u>
10,000 to 14,999 square feet	640 square feet
15,000 to 19,999 square feet	700 square feet
20,000 to 29,999 square feet	775 square feet
30,000 to 39,999 square feet	900 square feet
40,000 square feet or greater	1,000 square feet

N. The property owner must occupy either the primary unit or the accessory dwelling unit.

O. Parking requirements for accessory dwelling units.

1. ~~A minimum of one~~ **One** off-street, on-site parking space *per unit or per bedroom, whichever is less*, shall be provided for the accessory dwelling unit, in addition to the parking requirement for the primary unit, except as provided in subsection (3), below. The additional space need not be covered but shall be paved and accessible from a single, common driveway for both primary and accessory units, and may be provided as tandem parking spaces. The location of the additional parking space shall be shown on the site plan and shall not be located in any required front or side yard setback area.

2. Notwithstanding any other provision of this chapter, when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, or is converted into an accessory dwelling unit, and the city requires those off-street parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.

3. No additional parking is required for an accessory dwelling unit in any of the following instances:

(i) The accessory dwelling unit is located within one-half mile of public transit.

(ii) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(iii) The accessory dwelling unit is part of the *proposed or* existing primary residence or an existing accessory structure.

(iv) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(v) When there is a car share vehicle located within one block of the accessory dwelling unit.

P. The accessory dwelling unit shall provide architectural continuity with the primary unit, blending into the existing setting through the use of appropriate building form, height, materials, color and landscaping. Elevation and floor plans shall be submitted as part of the building permit process.

Q. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

11.33.030 Accessory dwelling units within existing space.

Notwithstanding any other provision of this chapter, the city shall ministerially approve an application for a building permit to create within a ***zone for*** single-family ~~use residential zone~~ one accessory dwelling unit per single-family lot if the unit is contained within the existing space of a single-family residence or accessory structure, ***including, but not limited to, a studio, pool house, or other similar structure***, has independent exterior access from the existing residence, and the side and rear setbacks are sufficient for fire safety.

11.33.040 Covenant required.

A covenant, approved by the city attorney and director of community development, shall be recorded with the county recorder. This covenant shall identify the occupancy and use limitations of the site, including, but not limited to, the requirement that the property owner occupy either the primary or accessory dwelling unit at all times. Evidence of recordation shall be provided to the city prior to issuance of any occupancy permit on the accessory dwelling unit.”

SECTION 3. CEQA EXEMPTION. The City Council finds that this ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that it will not have a significant effect or physical change to the environment.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. CERTIFICATION AND EFFECTIVE DATE. The City Clerk shall certify to the passage and adoption of this ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted. This Ordinance shall take effect thirty (30) days after its adoption in accordance with California Government Code Section 36937. The City Clerk shall cause a summary of this ordinance to be published in accordance with Government Code section 36933 in a newspaper of general circulation which is hereby designated for that purpose.

PASSED, APPROVED, AND ADOPTED this [] day of [], 2018.

Michael T. Davitt, Mayor

ATTEST:

Tania Moreno, City Clerk

State of California)
County of Los Angeles) SS
City of La Cañada Flintridge)

I, _____, City Clerk of the City of La Cañada Flintridge, California, do hereby certify that the foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council held on the ____ day of _____, 2018, and was duly approved and adopted at a regular meeting of said Council held on the ____ day of _____, 2018, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Moreno, City Clerk