

CITY OF LA CAÑADA FLINTRIDGE

ORDINANCE NO. 519

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE, CALIFORNIA, REPEALING AND REPLACING CHAPTER 11.33 (ACCESSORY DWELLING UNITS) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE, ADOPTING REGULATIONS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS, AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, state law provides that cities may adopt ordinances regulating the construction of accessory dwelling units (ADUs), consistent with the requirements of Government Code section 65852.2; and

WHEREAS, pursuant to Section 65852.2, if a city's ADU ordinance is not consistent with state law, then only state law standards may be applied; and

WHEREAS, on November 15, 2022, the City Council adopted Ordinance No. 505-U, an urgency ordinance amending Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code; and

WHEREAS, on May 2, 2023, the City Council adopted Ordinance No. 511, a regular ordinance amending Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code utilizing almost identical language to Ordinance No. 505-U; and

WHEREAS, on May 4, 2023, the California State Department of Housing and Community Development (HCD), Division of Housing Policy Development, reviewed the City of La Cañada Flintridge's Accessory Dwelling Unit (ADU) Ordinance No. 505-U for consistency with State ADU law (Government Code §65852.2) and has identified inconsistencies with ADU State Law; and

WHEREAS, the City now desires to repeal and replace Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code consistent with Government Code §65852.2 and the recent legislative amendments, AB 976, AB 1033, and AB 1332, in order to ensure the character of the City of La Cañada Flintridge is maintained to the extent permissible by law, and to continue to promote the health, safety, and welfare of the community; and

WHEREAS, on January 4, 2024, a notice was published in a newspaper of general circulation, providing notice of a public hearing before the City Council to be held on January 16, 2024, pursuant to the requirements of the La Cañada Flintridge Zoning Code and state law, where the ordinance was introduced and the first reading conducted; 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 ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of La Cañada Flintridge finds and determines that the above recitals are true and correct and are incorporated herein by reference.

SECTION 2. *Findings for Zone Change.* The City Council hereby finds as follows:

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area under consideration. In the 23023 legislative year, three new bills, AB 976, AB 1033, and AB 1332, were signed and became effective January 1, 2024. Additionally, the California Department of Housing and Community Development (HCD) reviewed Ordinance No. 505-U, and in May 2023 found some inconsistencies with state ADU law. The Zone Change is necessary to amend those provisions HCD found inconsistent with state ADU law and to incorporate new changes that became effective January 1, 2024.

B. A need for the proposed zone classification exists within such area in order to consistency and implementation of state ADU law. The Zoning Code Amendment is necessary to increase the minimum density within Mixed Use and R-3 (Multifamily) zones and to create the new Housing Element Implementation zone, allowing for development of parcels included on the Sites Inventory, that demonstrate the City meets the assigned Regional Housing Needs Allocation. The amendment or creation of new objective development standards that realistically allow for development within the identified density range is also identified as a program within the adopted Housing Element.

C. The particular properties under consideration are a proper location for said zone classification within such area because, they are identified within the Sites Inventory of the adopted 2021-2029 Housing Element and were included based on their ability to be realistically developed within the eight-year 6th Cycle Housing Element period, have suitable topography for the density range proposed, and are located along or in close proximity to Foothill Boulevard, with access to public transit, a public sanitary sewer and access to commercial goods and services.

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice because the parcels identified on the Sites Inventory are located along a major commercial corridor and separated from single-family residential uses, are located adjacent to or in close proximity to Foothill Boulevard along which existing mass transit operates, the sites are generally served by all necessary utilities including public sewer, and the sites do not contain any physical constraints such as excessive slope that would present difficulties for construction of higher density residential development. Additionally, a Negative Declaration/ Initial Study determined that the Project will not have a significant effect on the environment. The proposed project advances the goals, objectives and policies of the General Plan. The project utilizes Smart Growth practices which protects open space, natural resources and wildlife habitats by channeling development away from undeveloped area toward urban infill instead. By allowing higher density on urban infill locations near transit, the pressure to locate housing elsewhere

in the City is alleviated. Further, the project will generate economic benefits for the local business community, City General Fund, and La Cañada Unified School District which benefits the general community.

SECTION 3. *California Environmental Quality Act.* The City Council further finds and determines that the adoption of the Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15282(h) of the CEQA Guidelines, which exempts from CEQA the adoption of an ordinance regarding second units.

SECTION 4. Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code is hereby repealed in its entirety, and replaced with Chapter 11.33 (Accessory Dwelling Units), to read as follows:

“Chapter 11.33 ACCESSORY DWELLING UNITS

11.33.010 Accessory dwelling units—Purpose.

The purpose of this chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code Sections 65852.2 and 65852.22.

11.33.020 Accessory dwelling units—Effect of conforming.

An ADU or JADU that conforms to the standards in this section will not be:

- A. Deemed to be inconsistent with the city’s general plan and zoning designation for the lot on which the ADU or JADU is located.
- B. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
- C. Considered in the application of any local ordinance, policy, or program to limit residential growth.
- D. Required to correct a nonconforming condition, as defined in Section 11.33.030. This does not prevent the city from enforcing compliance with applicable building standards in accordance with California Health and Safety Code Section 17980.12.

11.33.030 Accessory dwelling units—Definitions.

As used in this section, terms are defined as follows:

“Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily

dwelling is or will be situated and include a separate exterior access. An accessory dwelling unit also includes an efficiency unit, as defined by California Health and Safety Code Section 17958.1 and a manufactured home, as defined by California Health and Safety Code Section 18007. An accessory dwelling unit only consists of interior space and does not include eaves greater than 12 inches, attached covered patios or trellises and does not include any balconies or roof top patios which are subject to Section 11.11.050.

“Accessory structure” means a detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land, and which is located on the same lot or parcel of land with the main building or use.

“Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

“Efficiency kitchen” means a kitchen that includes each of the following:

1. A cooking facility with appliances.
2. A food preparation counter or counters of reasonable size in relation to the size of the JADU.
3. Food storage cabinets of reasonable size in relation to the size of the JADU.

“Floor area (existing or proposed single-family dwelling) [FA(SFD)]” means the total square footage of the primary single-family dwelling under solid roof, including, but not limited to, habitable attics and basements, lofts and attached garages, but excluding volume space (as calculated within Section 11.11.050.B.2), porches, patios, eaves, breezeways and any legally permitted attached ADU or JADU.

“Floor area (accessory dwelling unit) [FA(ADU)]” means the total square footage of the accessory dwelling unit (as measured from the inside perimeter of the exterior walls) under solid roof, including, but not limited to, habitable attics and basements and lofts.

“High quality transit corridor” means a corridor with fixed route bus service with service intervals no longer than fifteen (15) minutes during peak commute hours. See also “Major transit stop.”

“Junior accessory dwelling unit” or “JADU” means a residential unit that:

1. Is no more than five hundred (500) square feet in size;
2. Is contained entirely within an existing or proposed single-family dwelling. Enclosed uses within the residence, such as attached garages, are considered a part of the proposed or existing single-family residence;

3. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family dwelling; and
4. Includes an efficiency kitchen.

“Major transit stop” means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of fifteen (15) minutes or less during the morning and afternoon peak commute periods (CA Public Resource Code Section 21064.3). It also includes major transit stops that are included in the applicable regional transportation. See also “High quality transit corridor.”

“Nonconforming condition” means a physical improvement on a property or a use of the property that does not conform with current zoning standards.

“Passageway” means a pathway that is unobstructed clear to the sky and extends from a street, whether public or private, or a private driveway to one entrance of the ADU or JADU.

“Proposed single-family dwelling” means a dwelling that is the subject of a building permit application and that meets the requirements for permitting.

“Public transit” means a location, including, but not limited to, a bus stop or future train station, where the public may access buses, trains, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. See also “Major transit stop” and “High quality transit corridor.”

“Statewide Exempt ADU” means a new construction, detached residential unit that:

1. Is no more than eight hundred (800) square feet in size;
2. Has a side- and rear-yard setback of at least four feet;
3. Has a peak height of sixteen (16) feet or less.

“Tandem parking” means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

11.33.040 Accessory dwelling units—Approvals.

The following approvals apply to ADUs and JADUs under this chapter:

- A. Requirement for Ministerial Approval. If an ADU or JADU complies with each of the general requirements in Section 11.33.050 and specific requirements within Section 11.33.060 or Section 11.33.070, it shall be allowed with only applicable building permits, without discretionary review or hearing.

B. Timing.

1. The city shall approve or deny an application to create or construct an ADU or JADU within sixty (60) days from the date that the city receives a completed application if there is an existing single-family or multifamily dwelling on the lot.
2. Where a permit application for an ADU or JADU is submitted concurrently with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.
 - a. Permit applications to create a new single-family dwelling which maximize the total floor/roofed area as contained within Chapter 11.11 and any applicable slope factor guideline contained within Chapter 11.35 may include an additional eight hundred (800) square foot area within the architectural design to accommodate a Statewide Exempt ADU.
3. If the applicant requests a delay, the sixty (60) day time period shall be tolled for the period of the requested delay.
4. Any denial of an ADU or JADU application requires provision of a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant within the sixty (60) day time period to approve or deny a permit application.

C. Location and Number.

1. An ADU or JADU shall only be allowed on a parcel zoned to allow single-family or multi-family dwelling residential uses and that includes a proposed or existing dwelling.
2. Single Family Dwellings. The following may be provided on a single parcel:
 - a. One JADU within the proposed space or existing space of a single-family dwelling or accessory structure.
 - b. One ADU within the proposed space or existing space of a single-family dwelling or accessory structure.
 - c. One new construction detached ADU.
3. Multi-family Dwellings. The following may be provided on a single parcel:

- a. Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to twenty-five (25) percent of the existing multifamily dwelling units may each have a converted ADU under this subsection.
- b. No more than two detached ADUs on a lot that has an existing multifamily dwelling.

11.33.050 Accessory dwelling units—General requirements.

The following requirements apply to all ADUs and JADUs that are approved under this section:

- A. Zoning. An ADU or JADU subject only to a building permit under Section 11.33.040 may be created on a lot in any R-1, R-3 zone or residential planned development (RPD) zone, public and semi-public zone, mixed use zone or DVSP (Residential or Mixed Use land use districts), if all of the applicable standards are met.
- B. Property Line Survey Required. Where an ADU or JADU is proposed, either as a conversion of an existing structure or new construction, with setbacks of five feet or less from a property line or applicable easement, a property line survey shall be provided at time of permit application.
- C. Fire Sprinklers. Fire sprinklers are required for an ADU if sprinklers are required in the primary residence or residences.
- D. No Separate Conveyance. An ADU or JADU may be rented, but no ADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot) unless the property was built by a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program and all of the conditions under California Government Code Section 65852.26 are met.
- E. Public Sewer Connection. If public sewers are available to the lot, both the existing or proposed single-family or multifamily dwelling and the ADU and/or JADU must be connected to the sewer service in order to receive a building permit. Further, if access to the public sewer is feasible for the lot subsequent to the initial issuance of a building permit, the permit shall be subject to connection of both the existing or proposed single-family or multifamily dwelling and ADU and/or JADU to such sewer service.

- F. **Septic System.** Where connection to the public sewer is not feasible, as part of the application for a permit to create an ADU or JADU connected to a conventional or non-conventional onsite water treatment system, an approval from the Los Angeles County Department of Public Health shall be provided in compliance with the adopted Local Agency Management Program ordinance.
- G. **Rental Terms.** No accessory dwelling unit may be rented for a term that is shorter than 30 days.
- H. **Conversion/Demolition Restriction.** A legally constructed ADU or JADU may not be converted or demolished and rebuilt (except due to damage caused by natural disaster, fire or accident) to any other use for a period of ten years from the date a Certificate of Occupancy is granted for the ADU or JADU.
- I. **Utilities.** The ADU may have wet and dry utilities that are separate from those of the primary dwelling unit, including gas, electricity, water and telephone service.
- J. **Demolition Permits.** Where a demolition permit is required to replace a detached garage with an ADU, the demolition permit shall be issued concurrently with the building permit for the ADU.
- K. **Existing Conditions.**
 - 1. The city shall not deny an application for a permit to create an accessory dwelling unit due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures (including the primary dwelling unit) that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.
 - 2. The city shall not deny a building permit for an unpermitted ADU constructed before January 1, 2020, due to violations of building standards or non-compliance with ADU laws, unless it finds that correction of a violation is specifically necessary to protect health and safety of the occupants or public and/or buildings deemed substandard under the State Housing Law.
- L. **Tree Preservation.** If removal of a protected tree is required to provide a minimum eight hundred (800) square foot ADU, the property owner shall replace it with a protected tree at the forty-eight (48) inch box size (minimum), unless a certified arborist determines planting is unfeasible, in which case, payment into the City's Tree Fund per adopted resolution of the City Council for protected tree removal shall be required.

11.33.060 Accessory dwelling units—Specific requirements for new construction.

The following standards apply to new construction ADUs or JADUs:

- A. **Maximum Size.**

1. The size of any ADU, JADU, any existing or proposed single-family dwelling and any other existing or proposed accessory structure shall comply with the total floor/roofed area as contained within Chapter 11.11 and any applicable slope factor guideline contained within Chapter 11.35.
 - a. Exception. When the total floor and roofed area as contained within Chapter 11.11 and any applicable slope factor guideline contained within Chapter 11.35 prohibits construction of an ADU of eight hundred (800) square feet, one Statewide Exempt ADU on a lot with a proposed or existing single-family dwelling shall be permitted if the ADU is eight hundred (800) square feet or less and does not exceed sixteen (16) feet in height.
 2. The total FA(ADU) of an attached ADU shall not exceed fifty (50) percent of the FA(SFD).
 3. The total FA(ADU) of a detached or attached ADU shall not exceed one thousand two hundred (1,200) square feet or five hundred (500) square feet for a JADU of the FA(SFD).
- B. Setbacks. ADUs and associated mechanical equipment shall comply with the setbacks identified below. Setbacks shall be measured from property lines or vehicular access easement, as verified by a survey pursuant to Section 11.33.050.B, whichever is applicable.
1. Front yard setbacks must comply with the underlying zoning requirement, unless there is no other alternative to allow for construction of an eight hundred (800) square foot ADU that meets height limits and complies with four-foot side and rear setbacks.
 2. Side and rear yard setbacks: four feet.
 3. Mechanical equipment for the ADU shall not be roof mounted.
- C. Height.
1. On lots with an existing or proposed single family dwelling, height limitations are as follows:
 - a. An attached ADU or JADU is subject to the applicable height limit of the zone or twenty-five (25) feet if the existing primary structure is one story but shall not exceed two stories.
 - b. A detached ADU may not exceed sixteen (16) feet in height, measured to the peak of the structure consistent with Section 11.11.050.A.1.a or

eighteen (18) feet, with an allowance of an additional two feet to accommodate a roof pitch aligned with the primary dwelling unit, if it is located within one-half mile walking distance of a major transit stop or high quality transit corridor.

2. On a lot with an existing or proposed multi-family dwelling, a detached ADU may not exceed eighteen (18) feet in height, measured to the peak of the structure consistent with Section 11.11.050.A.1.a.

D. Passageway. No passageway, as defined within Section 11.33.030, is required for an ADU.

E. Parking.

1. Generally. One off-street, on-site parking space is required for each ADU, in addition to the parking requirement for the existing or proposed single-family dwelling, except as provided in subsection E.2, below. The additional parking space may be provided in setback areas or as tandem parking unless specific findings are made that parking in setback areas is not feasible based upon specific site or regional topographical or fire and life safety conditions. The additional space need not be covered but shall be paved or constructed utilizing an equivalent surface and accessible from a single, common driveway for both the existing or proposed single-family dwelling and the accessory units.
2. Exceptions. No additional parking is required for an ADU in any of the following situations:
 - a. The ADU is located within one-half mile walking distance of public transit, as defined in Section 11.33.030.
 - b. The ADU is located within an architecturally and historically significant historic district.
 - c. The ADU is attached to or located within an existing or proposed single-family dwelling or an existing accessory structure.
 - d. When on-street parking permits are required but not offered to the occupant of the ADU.
 - e. When there is an established car share vehicle stop located within one block of the ADU.
 - f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory

dwelling unit or the parcel satisfies any other criteria listed in this paragraph.

3. No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

F. Objective Development Standards. The following development standards shall apply to ADUs with the exception of Statewide Exempt ADUs.

1. The ADU shall be consistent with the primary dwelling unit's roof pitch, window size, proportion of window units to wall size, direction of window openings, muntin pattern, exterior building materials, lighting fixtures, and paint colors. Elevations and floor plans shall be submitted as part of the building permit process.
2. The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance shall not be on the same elevation/side of the primary dwelling entrance unless this entrance is screened from public views.
3. Any windows less than five feet from a property line shall be obscured glass or clearstory windows placed at six feet or higher above adjacent ground level.

G. Historical Protections. Where an ADU is proposed on real property that is listed in the California Register of Historic Resources or on a lot that has an identified historical resource listed on the federal, state, or local register of historic places, the exterior architectural treatment of the ADU must comply with all applicable ministerial requirements imposed by the Secretary of the Interior.

11.33.070 Accessory dwelling units – Specific requirements for conversion of existing structures or spaces.

The following standards apply to existing structures or spaces converted to an ADU or JADU:

- A. Maximum size. An existing legally constructed structure may be demolished and rebuilt in the original location and to the same physical dimensions for the purposes of conversion to an ADU. This may include an expansion of not more than one hundred fifty (150) square feet beyond the original footprint if necessary for ingress and egress.
 1. Converted structures which are expanded more than the one hundred and fifty (150) square feet for ingress and egress are permitted to maintain nonconforming zoning conditions and expand in conformance with Section 11.33.060 – Specific requirements for new construction.

2. Converted structures which exceed one thousand two hundred (1,200) square feet cannot be further expanded with the exception of the one hundred and fifty (150) square feet for ingress and egress.
- B. **Setback.** No setback is required for a legally constructed existing structure that is converted to an accessory dwelling unit provided that the original side and rear setbacks are sufficient for fire safety, as determined by the local fire agency.
1. New mechanical equipment associated with conversion of existing structures or space is subject to setbacks established in Section 11.33.060.B.
- C. **Height.** An existing structure that is converted to an accessory dwelling unit may maintain its existing permitted height. No increase in height shall be permitted, unless the existing structure is less than 16-feet, as permitted within Section 11.33.060.C.1.b.
- D. **Passageway.** No passageway, as defined within Section 11.33.030, is required for an ADU.
- E. **Parking.** No additional parking is required for an ADU located within an existing or proposed single-family or multi-family dwelling or an existing accessory structure.
- F. **Historical Protections.** Where an ADU is proposed on real property that is listed in the California Register of Historic Resources or on a lot that has an identified historical resource listed on the federal, state, or local register of historic places, the exterior architectural treatment of the ADU must comply with all applicable ministerial requirements imposed by the Secretary of the Interior.
- G. **Objective Development Standards.** The following development standards shall apply:
1. The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance shall not be on the same elevation/side of the primary dwelling entrance unless this entrance is screened from public views.
 2. Any windows less than five feet from a property line shall be obscured glass or clearstory windows placed at six feet or higher above adjacent ground level.

11.33.080 Accessory dwelling units—Building code.

Construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the local building code, absent express written findings by the building official that the construction of the unit could have a specific, adverse impact on public health and safety. The city can still determine a change in occupancy, for purposes of applying building code requirements, if the space was previously uninhabitable or was only permitted for nonresidential use and was converted.

11.33.090 Accessory dwelling units—Nonconforming ADUs and discretionary approval.

Any proposed ADU or JADU that does not conform to the objective standards set forth in Sections 11.33.010 through 11.33.070 may be allowed by the city with a conditional use permit, in accordance with the other provisions of this title.”

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any Person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other Person or circumstance. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

SECTION 6. 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 proceeding 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.

SECTION 6. This Ordinance shall go into effect 30-days after its adoption.

PASSED, APPROVED AND ADOPTED this 6th day of February, 2024.

DocuSigned by:



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Richard B. Gunter III, Mayor

ATTEST:

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Tania Garcia, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

DocuSigned by:



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Adrian Guerra, City Attorney

State of California)
County of Los Angeles) ss.
City of La Cañada Flintridge)

I, Tania Garcia, City Clerk of the City of La Cañada Flintridge, California, DO HEREBY CERTIFY that the foregoing Ordinance No. 519 was introduced for first reading on January 16, 2024. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on February 6, 2024, by the following vote:

AYES: COUNCILMEMBERS: BOWMAN, EICH, WALKER, DAVITT, AND GUNTER
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: NONE

Dated: February 6, 2024

DocuSigned by:
Tania Garcia
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Tania Garcia, City Clerk