

ORDINANCE NO. 14-709

AN ORDINANCE OF THE CITY OF PALOS VERDES ESTATES AMENDING THE PALOS VERDES ESTATES MUNICIPAL CODE REGARDING RESIDENTIAL CARE FACILITIES, EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING, SINGLE ROOM OCCUPANCY HOUSING, AGRICULTURAL EMPLOYEE HOUSING, REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES, INCENTIVES FOR LOT CONSOLIDATION, AND OFF-STREET PARKING REGULATIONS

THE CITY COUNCIL OF THE CITY OF PALOS VERDES ESTATES DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 17:08 (Definitions) of Title 17 (Zoning Procedures) of the Palos Verdes Estates Municipal Code is hereby amended to add the following definitions in alphabetical order within the existing chapter and to renumber the definitions within the chapter as appropriate:

Agricultural employee.

“Agricultural employee” means a person employed for the purpose of engaging in agriculture, including: farming in all its branches, and, among other things, includes the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural or horticultural commodities (including commodities defined as agricultural commodities in Section 1141j(f) of Title 12 of the United States Code), the raising of livestock, bees, forbearing animals, poultry, and any practices performed by a farmer or on a farm as an incident or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market.

Agricultural employee housing.

“Agricultural employee housing” means any living quarters or accommodations of any type specifically for agricultural employees and which comply with California Health and Safety Code Sections 17008 and 17021.6 and other applicable provisions of the Employee Housing Act.

Disability.

“Disability” or “disabilities” mean the same as the term “physical and mental disabilities” is defined in Section 12926.1 of the California Fair Employment and Housing Act (Cal. Gov’t Code §12926.1), and the term “disability” is defined in Section 12102 of the Federal Americans with Disabilities Act (42 U.S.C. §12102).

Emergency shelter.

“Emergency shelter” means housing with minimal supportive services for homeless persons that limits occupancy by homeless persons to six months or less and that does not deny emergency shelter due to a person’s inability to pay.

Individual with a disability.

“Individual with a disability” means an individual with a qualifying disability under the Fair Housing Laws. Generally, any person with any mental or physical impairment, disorder or condition, which substantially limits one or more major life activities, including physical, mental and social activities and working. “Individual with a disability” does not include impairments, disorders or conditions resulting from the current, illegal use of or addiction to a controlled substance, sexual behavior disorders, compulsive gambling, kleptomania, or pyromania.

Reasonable accommodation.

“Reasonable accommodation” means a modification or exception to the standards, regulations, policies and procedures contained in this code for the siting, development and use of housing or housing-related facilities, that would eliminate regulatory barriers and provide an individual with a disability equal opportunity for the use and enjoyment of housing of their choice, and that does not impose undue financial or administrative burdens on the city or require a fundamental or substantial alteration of the city’s planning and zoning program.

Residential Care Facility, Large.

“Residential Care Facility, Large” means any family home or group care facility serving seven or more persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual, excluding jails or other detention facilities.

Residential Care Facility, Small.

“Residential Care Facility, Small” means any family home or group care facility serving six or fewer persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual, excluding jails or other detention facilities.

Single room occupancy housing.

“Single room occupancy housing” means a structure that provides living units that have separate sleeping areas and may have private or some combination of

shared bath or toilet facilities. The structure may or may not have separate or shared cooking facilities for the residents.

Supportive housing.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive 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. Supportive housing is a residential use of property that is permitted subject to the same standards and procedures as apply to other residential uses of the same type in the same zone.

Target population.

"Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 [commencing with Section 4500] of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Transitional housing.

"Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is a residential use of property that is permitted subject to the same standards and procedures as apply to other residential uses of the same type in the same zone.

Section 2. Chapter 17.44 (Reasonable Accommodation) is hereby added to Title 17 (Zoning Procedures) of the Palos Verdes Estates Municipal Code as follows:

Chapter 17.44
REASONABLE ACCOMMODATION

Section 17.44.010. Purpose and Intent.

This chapter sets forth the procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Amendments Act of 1988 (42 U.S.C. §3601 *et seq.*), and the California Fair Employment and Housing Act (Cal. Gov't Code §12900 *et seq.*), as any of

these statutory provisions now exist or may be amended from time to time (collectively, the "Fair Housing Laws") in the application of zoning laws and other land use regulations, policies and procedures.

It is the intent of this chapter that, notwithstanding time limits provided to perform specific functions, application review, decision making and appeals proceed expeditiously, especially where the request is time sensitive, and so as to reduce impediments to equal access to housing.

Section 17.44.020. Applicability.

A. A request for reasonable accommodation may be made by any person with a disability, or his/her representative, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. Requests related to deviation from the Building Code shall be submitted directly to the Building Department.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, practices and procedures regulating the siting, development or use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. This chapter shall only apply to persons with disabilities as defined under the Fair Housing Laws.

Section 17.44.030. Application.

A. Any person with a disability may file an application for a request for reasonable accommodation with the Planning Department, on a form approved by the Planning Director, and shall contain the following information, accompanied by a fee established by resolution of the City Council:

1. Applicant's and/or property owner's name, mailing address, daytime phone number and-email address;
2. The address of the property for which the request is being made;
3. Current actual use of the property;
4. The basis for the claim that the individual is considered disabled under Fair Housing Laws and evidence satisfactory to the City supporting the claim;
5. The specific code provision, regulation, procedure or policy of the City from which relief is being sought including an explanation of how the application of the existing code provision, regulation, procedure or policy prevents the disabled individual's use and enjoyment of the subject property and precludes reasonable accommodation;
6. The length of time the reasonable accommodation is necessary;
7. An explanation of why the reasonable accommodation is necessary to make the specific property accessible to the individual;

8. A site plan or illustrative drawing showing the proposed accommodation;
and
9. Any other information required to make the findings required by Section 17.44.050 consistent with Fair Housing Laws.

B. A request for reasonable accommodation may be filed at any time that the accommodation may be necessary to ensure equal access to housing. If the project for which the request for reasonable accommodation is being made also requires discretionary approval (including, but not limited to: conditional use permit, site plan permit, etc.), then the applicant shall file the application submittal information together with the application for discretionary approval for concurrent review. The processing procedures of the discretionary permit shall govern the joint processing of both the reasonable accommodation and the discretionary permit.

C. A reasonable accommodation does not affect or negate an individual's obligations to comply with other applicable regulations not at issue with the requested accommodation.

D. If an individual needs assistance in making the request for reasonable accommodation, the City shall provide assistance to ensure that the process is accessible.

Section 17.44.040. Reviewing Authority.

A. Applications for reasonable accommodation shall be reviewed by the Planning Director or his/her designee, if no approval is sought other than the request for reasonable accommodation. The Director may, in his/her discretion, refer applications that may have a material effect on surrounding properties (e.g., location of improvements in the front yard, would violate a specific condition of approval, improvements are permanent) directly to the Planning Commission for a decision.

B. Applications for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application. The processing procedures of the discretionary land use permit shall govern the joint processing of both the reasonable accommodation permit and the discretionary permit, provided that the reviewing authority shall review the application at the next reasonably available opportunity following completion of all standard processing requirements for discretionary land use permits required by this code, including without limitation environmental review.

Section 17.44.050. Findings.

A written decision to grant, grant with conditions, or deny a request for reasonable accommodation shall consider all of the following factors:

- A. Whether the housing, which is the subject of the request, will be occupied by an individual with disabilities protected under Fair Housing Laws.
- B. Whether the request for reasonable accommodation is necessary to make housing available to an individual with disabilities protected under Fair Housing Laws.
- C. Whether the requested reasonable accommodation would not impose an undue financial or administrative burden on the City, as defined in the Fair Housing Laws and interpretive case law.
- D. Whether the requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- E. Whether the requested reasonable accommodation would adversely impact wetlands, environmentally sensitive habitat area, public access and/or public views, and, if it would have such an impact, whether the request can be accomplished under a feasible alternative approach that eliminates or minimizes those impacts. Mitigation shall be included to address significant impacts.
- F. Whether the feasible alternative to be implemented under subsection (E) is the feasible alternative resulting in the least adverse impact on wetlands, environmentally sensitive habitat area, public access and/or public views.

Section 17.44.060. Decision.

- A. The Planning Director shall consider an application and issue a written determination within 45 calendar days of the date of receipt of a completed application. At least 10 calendar days before issuing a written determination on the application, the Planning Director shall mail notice to the applicant and all property owners and occupants within 300 feet of the subject property that the City will be considering the application and inviting written comments on the requested accommodation.
- B. Upon referral from the Planning Director, the Planning Commission shall consider an application at the next reasonably available public meeting after submission of an application for reasonable accommodation. The Planning Commission shall issue a written determination within 45 calendar days after such public meeting.
- C. Notice of Planning Commission meeting to review and act on the application shall be made in writing 10 calendar days prior to the meeting and mailed to the applicant and all property owners and occupants within 300 feet of the subject property.
- D. If necessary to reach a determination on any request for reasonable accommodation, the reviewing authority may request further information from the applicant consistent with this Section, specifying in detail what information is required. In the event a request for further information is made, the applicable time period to issue a written determination shall be stayed until the applicant responds to the request.
- E. The reviewing authority's written decision shall set forth the findings, any conditions of approval, notice of the right to appeal and the right to request

reasonable accommodation on the appeals process, if necessary. The decision shall be mailed to the applicant, and when the reviewing authority is the Planning Director, to any person having provided written or verbal comment on the application.

F. The written decision of the reviewing authority shall be final unless appealed in the time and manner set forth in Section 17.44.080.

G. While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

H. Where the improvements or modification approved through reasonable accommodation would generally require a variance, a variance shall not be required.

Section 17.44.070. Conditions of Approval.

In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by Section 17.44.050 of this Chapter.

Section 17.44.080. Appeals.

A. Within fifteen days after the decision is made, any interested party may appeal the decision to the Planning Commission, or City Council if the Planning Commission has made a final determination, by completing a request to appeal in a form provided by the director. Any person filing an appeal shall pay a fee as established by the City Council by resolution at the time of filing the appeal.

B. The Planning Commission or the City Council, as applicable, shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than 90 calendar days after an appeal has been filed. All determinations shall address and be based upon the same findings required to be made in the original determination from which the appeal is taken.

C. The city shall provide notice of an appeal hearing to the applicant, property owners and occupants within 300 feet of the subject property, and any other person requesting notification at least 10 calendar days prior to the hearing. The council or commission hearing the appeal shall announce its findings within 30 calendar days of the hearing, unless good cause is found for an extension, and the decision shall be mailed to the applicant. The City Council's decision shall be final.

D. If an individual needs assistance in filing an appeal of an adverse decision, the city may provide reasonable assistance to ensure that the appeals process is accessible.

Section 17.44.090. Waiver of Time Periods.

Notwithstanding any provisions in this Section regarding the occurrence of any action within a specified period of time, the applicant may request additional time

beyond that provided for in this Section or may request a continuance regarding any decision or consideration by the City of a pending appeal. Extensions of time sought by applicants shall not be considered delay on the part of the City, shall not constitute failure by the City to provide for prompt decisions on applications and shall not be a violation of any required time period set forth in this Section.

Section 17.44.100. Lapse Due to Discontinuance.

Unless the reviewing authority determines a reasonable accommodation runs with the land, a reasonable accommodation shall lapse if the rights granted by it are discontinued for 180 consecutive days. If the person initially occupying a residence or business vacates, the reasonable accommodation shall remain in effect only if the Planning Director determines that:

- A. The modification is physically integrated into a structure or property and cannot easily be removed or altered to comply with applicable standards;
- B. Its removal would constitute an unreasonable financial burden; and
- C. The accommodation is necessary to give another disabled individual an equal opportunity to enjoy the dwelling or business. The Planning Director may request the applicant or his or her successor-in-interest to the property to provide documentation that subsequent occupants are persons with disabilities. Failure to provide such documentation within 10 days of the date of a request by the Director shall constitute grounds for discontinuance by the City of a previously approved reasonable accommodation.

Section 3. Section 18.04.010 (Uses permitted) of Chapter 18.04 (R-1 Zone) of the Palos Verdes Estates Municipal Code is hereby amended to read as follows:

18.04.010 Uses permitted.

The following uses are permitted in the R-1 zone:

- A. A one-family dwelling of a permanent character, placed in a permanent location and used by but one family;
- B. Home occupations complying with all of the criteria set forth in PVEMC 18.42.030 and approved by the finance director;
- C. Small residential care facilities;
- D. The following accessory buildings and uses, provided there is a main building on the premises:
 - 1. Private recreational facilities,
 - 2. Private bath house, private greenhouse, private gardens or private service yard,
 - 3. Private shed or private workshop;
- E. The keeping of domestic animals only and excluding all other animals.

Section 4. Section 18.04.020 (Conditional uses) of Chapter 18.04 (R-1 Zone) of the Palos Verdes Estates Municipal Code is hereby amended as follows:

18.04.020 Conditional uses.

The following uses may be permitted in the R-1 zone if a conditional use permit is obtained in the manner prescribed by this code:

- A. Agriculture and horticulture, flower and vegetable gardening, nurseries and greenhouses used only for purposes of propagation and culture and not including any sale at retail from the premises nor any signs or displays; provided, however, that field, bush or tree crops may be raised and marketed;
- B. Churches, temples and other places of public worship;
- C. Public utilities, both publicly and privately owned, subject to the off-street parking provisions in PVEMC 18.12.060;
- D. Bed and breakfast inn;
- E. Communal housing;
- F. Agricultural employee housing in conformance with California Health and Safety Code Sections 17021.5 and 17021.6.

Section 5. Subsection (A) of Section 18.08.030 (Off-street parking), Chapter 18.08 (R-M Zone) of the Palos Verdes Estates Municipal Code is hereby amended as follows:

A. Each development shall provide on-site a minimum of two covered spaces for each one-bedroom unit, and one-half covered space for each additional bedroom. No required parking spaces may be situated in a tandem fashion. Upon the request of the applicant, a qualifying housing development meeting the requirements of Section 18.68.020(O) may provide a minimum of one space for each studio or one-bedroom unit, two spaces for each two- or three-bedroom unit, and two and one-half spaces for each unit with four or more bedrooms, inclusive of guest parking. Parking requirements for a qualifying housing development may be satisfied with tandem and/or uncovered parking.

Section 6. Section 18.12.010 (Uses permitted) of Chapter 18.12 (C Zone) of the Palos Verdes Estates Municipal Code is hereby amended to read as follows:

18.12.010 Uses permitted.

The following uses are permitted in the C zone: general retail stores, shops, barber shops, beauty salons, financial institutions, medical, dental, and optometry offices, professional offices, law offices and other general business offices, except those listed as a use requiring a conditional use permit, or as a prohibited use, and emergency shelters subject to the standards provided in Section 18.72.010.

Section 7. Section 18.12.020 (Uses requiring a conditional use permit) of Chapter 18.12 (C Zone) of the Palos Verdes Estates Municipal Code is hereby amended to read as follows:

18.12.020 Uses requiring a conditional use permit.

The following uses require a conditional use permit:

- A. Restaurant, cafe, tea room, or other eating establishments, with or without outdoor dining facilities;

- B. Bar or cocktail lounge located within five hundred feet of a residential district (R-1 or R-M);
- C. Uses providing dancing, music, theatrical performances or other entertainment of any kind;
- D. Uses entailing public assembly of one hundred persons or more;
- E. Churches, schools and places of assembly;
- F. Mixed commercial and residential uses;
- G. Gasoline service stations, including minor mechanical repair;
- H. Commercial parking lots;
- I. Uses including liquor stores and others purveying alcoholic beverages located within five hundred feet of a residential district (R-1 or R-M);
- J. Uses operating between the hours of ten p.m. and seven a.m.;
- K. Any uses proposing video or similar electronic games;
- L. Health and fitness center;
- M. Movie theaters;
- N. Real estate offices;
- O. Laundry and clothes cleaning agencies; provided, that no dry cleaning shall be conducted on the premises;
- P. Single room occupancy housing subject to the standards provided in Section 18.72.020;
- Q. Large residential care facilities;
- R. All other similar enterprises, or businesses which in the opinion of the approving authority require mitigating conditions prior to the initiation of the use. The findings of similarity shall be made during the site plan review process.

Section 8. Section 18.12.060 (Parking Requirements) of Chapter 18.12 (C Zone) of the Palos Verdes Estates Municipal Code is hereby amended by adding Subsection A.6 as follows:

- 6. Large care facilities, one space per two beds, or an alternate ratio as determined by a parking demand study approved by the City Engineer.

Section 9. Section 18.68.030 (Density bonuses and other incentives) of Chapter 18.68 (Density Bonuses) of the Palos Verdes Estates Municipal Code is hereby amended by adding Subsection H as follows:

- H. A qualifying housing development located in the Commercial Zone that includes the consolidation of two or more parcels, each of which is less than 1.0 acre in size, into a single building site of 1.0 acre or larger, shall be entitled to a density bonus of 5 percent in addition to the applicable density bonus as provided in this Section.

Section 10. Chapter 18.72 (Special Development Standards) is hereby added to Title 18 (Zoning Regulations) of the Palos Verdes Estates Municipal Code as follows:

Chapter 18.72
SPECIAL DEVELOPMENT STANDARDS

Section 18.72.010. Emergency Shelters.

This section sets forth standards for the establishment and operation of emergency shelter facilities.

A. Permit and Operational Requirements. The approval and operation of an emergency shelter shall be subject to the following requirements:

1. Site Plan Permit Required. Emergency shelters may be established and operated in the Commercial Zone subject to non-discretionary approval of a Site Plan Permit in compliance with Chapter 17.22;

2. Management and Operations Plan. An application for a permit to establish and operate an emergency shelter shall be accompanied by a Management and Operations Plan, which shall establish hours of operation, staffing levels, maximum length of stay, size and location of exterior and interior onsite waiting and intake areas, and security procedures.

B. Development Standards. In addition to other standards set forth in Commercial Zone, emergency shelters shall conform to the following standards.

1. Maximum of 15 beds.

2. Minimum separation of 300 feet between emergency shelters.

3. Facility Requirements.

a. Each occupant shall be provided a minimum of 50 square feet of personal living space, not including space for common areas.

b. Bathing facilities shall be provided in quantity and location as required by the California Plumbing Code (Title 24 Part 5), and shall comply with the accessibility requirements of the California Building Code (Title 24 Part 2).

c. Shelters must provide a storage area for refuse and recyclables that is enclosed by a six-foot high landscape screen, solid wall, or fence, which is accessible to collection vehicles on one side. The storage area must be large enough to accommodate the number of bins that are required to provide the facility with sufficient service so as to avoid the overflow of material outside of the bins provided.

d. The shelter may provide one or more of the following specific facilities and services onsite, including but not limited to:

i. Commercial kitchen facilities designed and operated in compliance with the California Retail Food Code;

ii. Dining area;

iii. Laundry room;

iv. Recreation room;

v. Support services (e.g. training, counseling, etc.); and

vi. Child care facilities.

C. Onsite Waiting and Intake Areas. A minimum of five percent of the total square footage of a shelter shall be designated for indoor onsite waiting and

intake areas. In addition, an exterior waiting area shall be provided, the minimum size of which is equal to or larger than the minimum interior waiting and intake area.

1. Staging for drop-off, intake and pick-up should take place inside the building, at a rear or side entrance, or inner courtyard.

2. Shelter plans shall show the size and location of any proposed waiting or occupant intake areas, interior and exterior.

D. Off-Street Parking. Off-street parking shall be provided at the rate of one space per four beds, plus one space for each staff person on duty.

Section 18.72.020. Single Room Occupancy (SRO) Housing.

SRO housing shall conform to the following standards:

A. Occupancy shall be limited to maximum two persons per unit. Minimum unit sizes (not including toilet compartment) shall be:

1. One person: 150 square feet.

2. Two persons: 175 square feet.

B. Each SRO unit shall be provided with the following minimum amenities:

1. Kitchen sink with garbage disposal.

2. A toilet and sink located in a separate room within the unit that is a minimum 20 sq. ft.

3. One closet per person.

4. Telephone and cable TV hookups.

C. If full bathrooms are not provided in each unit, shared showers shall be provided on each floor at a ratio of one per seven occupants or fraction thereof on the same floor, with doors lockable from the inside.

D. If full kitchens are not provided in each unit, shared kitchen facilities shall be provided on each floor consisting of a range, sink with garbage disposal, and refrigerator.

E. If laundry facilities are not provided in each unit, common laundry facilities shall be provided, with one washer and one dryer on the premises for every 25 units.

F. Elevators shall be required for SROs of two or more stories.

G. On-site management shall be provided at all times.

H. Off-street parking shall be provided at the rate of 0.5 space per unit, plus one space for each employee on duty.

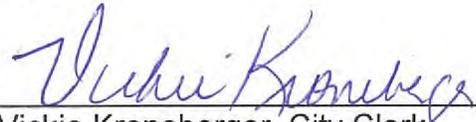
Section 11. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Ordinance or any part hereof. The City Council of the City of Palos Verdes Estates hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

Section 12. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

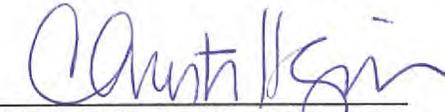
PASSED, APPROVED, AND ADOPTED by the City Council of the City of Palos Verdes Estates at a meeting thereof held on the 8th day of July, 2014.


Ellen Perkins, Mayor

ATTEST:


Vickie Kroneberger, City Clerk

APPROVED AS TO FORM:


Christi Hogin, City Attorney

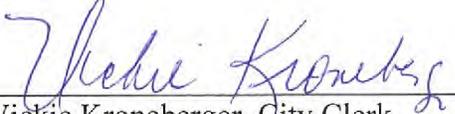
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF PALOS VERDES ESTATES)

I, Vickie Kroneberger, City Clerk for the City of Palos Verdes Estates, California, do hereby certify that the foregoing Ordinance 14-709 was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the 24th day of June, 2014, and that thereafter, said Ordinance was duly and regularly adopted and passed by the City Council of the City of Palos Verdes Estates at its regular meeting of the City Council on the 8th day of July, 2014, by the following vote, to wit:

AYES: COUNCILMEMBERS: Perkins, Humphrey, Goodhart, Bird, Rea

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None


Vickie Kroneberger, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF PALOS VERDES ESTATES)

ss: AFFIDAVIT OF POSTING

In compliance with State laws of the State of California, and on the **9th** day of **July**, **2014**, the following:

ORDINANCE 14-709

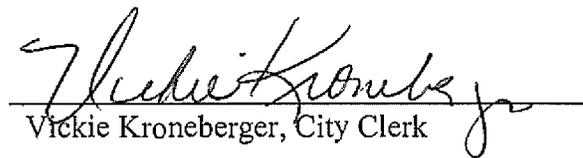
was posted by Office Specialist Melissa Castillo, in three places in the City of Palos Verdes Estates to wit:

The City of Palos Verdes Estates City Hall Outside Bulletin Board

The City of Palos Verdes Estates City Hall Council Chambers Bulletin Board

The Malaga Cove Library

SUBSCRIBED AND SWORN TO before me this 10th day of July, 2014 .


Vickie Kroneberger, City Clerk

Notice No.: N14-27
POSTED: JULY 10, 2014