

ORDINANCE NO. 19-06

AN ORDINANCE OF THE CITY OF MAYWOOD AMENDING THE MAYWOOD ZONING ORDINANCE TO IMPLEMENT THE CITY'S HOUSING ELEMENT BY ESTABLISHING DEFINITIONS, DESIGNATING USES, AND ADOPTING LOCAL PLANNING AND APPROVAL REQUIREMENTS FOR SENIOR AND AFFORDABLE HOUSING, DENSITY BONUSES, AND EMERGENCY SHELTERS

THE CITY COUNCIL OF THE CITY OF MAYWOOD DOES ORDAIN AS FOLLOWS:

Section 1. On October 9, 2019, the City Council held a duly noticed public hearing to amend the City's Zoning Ordinance. The City Council received public testimony and thereafter introduced this Ordinance.

Section 2. This Ordinance is consistent with the objectives, principles, and standards of the General Plan. The 2014-2021 Housing Element ("Housing Element") contains several policies that call for the provision of housing opportunities as outlined by the Regional Housing Needs Assessment, zoning for emergency shelters, and updates to existing density bonus regulations. Several of these policies call for the City's Zoning Ordinance and its development regulations to be updated to implement the goals and policies of the Housing Element. Accordingly, the City Council finds that this Ordinance conforms to the City's General Plan, including the Housing Element.

Section 3. Section 2020.010 ("A" Definitions) of the Maywood Zoning Ordinance is amended to add a new definition "Affordable Housing Development" to read as follows, with all other definitions to remain the same:

"Affordable Housing Development – Affordable housing development means a residential development where 100 percent of the dwelling units are restricted for lower income, very low, and/or extremely low income households, where "lower income," "very low income," and "extremely low income" have the meanings assigned to these terms in Sections 50079.5, 50105, and, 50106, respectively, of the California Health and Safety Code, as may be amended from time to time."

Section 4. Section 2020.040 ("D" Definitions) of the Maywood Zoning Ordinance is amended to add a new definition "Disabled Housing" to read as follows, with all other definitions to remain the same:

"Disabled Housing – Any housing development or dwelling unit that is designed and physically improved to accommodate persons with disabilities."

Section 5. Section 2020.050 ("E" Definitions) of the Maywood Zoning Ordinance is amended to add a new definition "Emergency Shelter" to read as follows, with all other definitions to remain the same:

“Emergency Shelter – Housing for homeless persons that has the same meaning as defined in subdivision (e) of Section 50801 of the California Health and Safety Code, as may be amended from time to time.”

Section 6. Section 2020.080 (“H” Definitions) of the Maywood Zoning Ordinance is amended to delete the following definitions: “Handicapped Housing,” “Housing, Low Cost,” “Housing, Moderate Cost,” and “Housing, Very Low Cost”.

Section 7. Section 2020.190 (“S” Definitions) of the Maywood Zoning Ordinance is amended to revise the existing definition of “Senior Citizen Housing Complexes” to read as follows:

“Senior Citizen Housing Complex – Senior citizen housing complex means licensed or unlicensed housing for persons 55 years of age or older, where care is not provided, and each dwelling unit has individual living, sleeping, or living/sleeping, bathing, and kitchen facilities, and includes such housing facilities as retirement villas, apartments, condominiums, etc. Senior citizen housing does not include state licensed rest homes, group homes, convalescent hospitals, etc., which are regulated by other provisions of this Ordinance.”

Section 8. Chapter 4020 (Residential Specialty) of the Maywood Zoning Ordinance is amended in its entirety to read as follows:

“4020 RESIDENTIAL, SENIOR AND AFFORDABLE HOUSING (R-SA)

4020.10 Intent and Purpose

The City recognizes that affordable housing in the community is a scarce resource and that the City has a responsibility to establish provisions that will work toward meeting the City’s State-mandated housing goals for very low income and lower-income households, as outlined in the Maywood General Plan. The City also recognizes the special housing needs of the senior citizen population in terms of housing affordability, accessibility to medical care, and proximity to retail and service commercial uses. The Residential – Senior and Affordable (R-SA) district is established as an overlay district as a means of creating opportunities for development, by right, of higher density affordable housing developments, where “affordable housing development” has the meaning assigned to the term in Subsection 2020.010 of the Maywood Zoning Ordinance; and senior citizen housing complexes, where “senior citizen housing complex” has the meaning assigned to the term in Subsection 2020.190 of the Maywood Zoning Ordinance.

4020.20 Permitted Uses

The primary permitted uses shall be affordable housing developments or senior citizen housing complexes. The underlying zone district shall determine other uses

permitted, unless otherwise indicated in Appendix A, Regulation of Uses by Zone District.

4020.30 General Provisions

- A. The R-SA overlay district shall apply to certain areas in the City as specified on the Zoning Map.
- B. Establishment of an R-SA overlay district may be initiated by the City Council or by an applicant in accordance with Section 5090 (Amendments) of the Maywood Zoning Ordinance.
- C. Once an R-SA overlay district is established in accordance with Section 4020.30(B), development shall be permitted subject to Site Plan Review by the Director of Building and Planning.

4020.40 Qualifications, Agreement, and Terms

A. Affordable Housing Development

- 1. In order for a project to qualify as an affordable housing development, 100 percent of the dwelling unit in the development shall be provided for lower income, very low income, and/or extremely low income households; a mix of income levels is permissible. The income levels for the various units shall be prescribed in the Housing Agreement required pursuant to subsection (2) of this subsection.
- 2. In order to ensure the dwelling units remain available and affordable in accordance with this Section, the applicant shall comply with the requirements of Subsection 4025.70 (Housing Agreement and Terms).

B. Senior Citizen Housing Complex

- 1. In order for a project to qualify as a senior citizen housing complex, every dwelling unit within the development shall be occupied by at least one person 55 years of age or older.
- 2. A deed shall be recorded against the property restricting the dwelling units to senior citizens for a minimum of 55 years, or any longer time period specified in loan agreements or subsidy programs associated with the project. The deed restriction shall be recorded prior to issuance of a building permit for any structure in the development. The deed restriction shall run with the land and bind all future owners and successors in interest.

4020.50 Development Standards – General

Unless otherwise modified by the provisions of this Section, the development standards for the base zone district shall apply to all development subject to this Section.

4020.60 Required Area and Dimensions

A minimum lot size of 5,000 square feet shall be required.

4020.70 Maximum Lot Coverage

Lot coverage shall not exceed 70 percent.

4020.80 Maximum Density

A. Affordable Housing Development

The maximum permitted density shall be 48 units per acre.

B. Senior Citizen Housing Complex

The maximum permitted density shall be 72 units per acre.

C. Density Bonus

1. The provisions of this chapter do not preclude an applicant from applying for a density bonus in accordance with Section 4025 (Density Bonus).
2. Density bonuses as provided for in Section 4025 are additive to the base densities provided in this Section.

4020.90 Height Limit

The maximum permitted height shall be 50 feet or four stories, whichever is greater.

4020.100 Minimum Dwelling Unit Size

A. Affordable Housing Development

The following minimum dwelling unit sizes shall apply:

<i>Type of Unit</i>	<i>Minimum Size</i>
Bachelor	350 sq. ft.
One bedroom	500 sq. ft.
Two bedroom	750 sq. ft.
Three bedroom	900 sq. ft.
Four+ bedroom	150 sq. ft. for each additional bedroom

B. Senior Citizen Housing Complex

The following minimum dwelling unit sizes shall apply:

<i>Type of Unit</i>	<i>Minimum Size</i>
Bachelor	350 sq. ft.
One bedroom	500 sq. ft.
Two bedroom	650 sq. ft.
Three+ bedroom	800 sq. ft.

4020.110 Special Requirements for Senior Citizen Housing Complexes

The following special features shall be incorporated into all senior citizen housing complexes.

A. Disabled Access

All on-site facilities shall be accessible to persons with disabilities. This requirement shall also apply to any drop-off zones, bus stops, sidewalks, and similar features constructed in conjunction with the project.

B. Disabled Housing

At least 10 percent of the dwelling units shall accessible to persons with disabilities. Those units shall meet the standards set forth by Title 24, Part II of the California Administrative Code.

C. Elevators

Elevators shall be provided in all buildings which exceed one story in height. The number of elevators provided shall be consistent with building code requirements.

4020.120 Medical Facilities for Senior Citizen Housing Complexes

Medical facilities, if provided, shall not occupy more than 20 percent of the gross floor area of the development. The facilities shall be available only to residents of the development.

4020.130 Parking and Loading

Parking and loading facilities shall be provided as required by Chapter 4100 of this Ordinance.

4020.140 Open Space Standards

A. Affordable Housing Development – Required Open Space

1. **Total required open space.** A minimum of 100 square feet of open space shall be provided for each dwelling unit, including both private and common open space, as provided in this Subsection (A). Required front and side yards, driveways, and areas devoted to parking cannot be included in the calculation to satisfy open space standards.
2. **Private open space.** A minimum of 40 square feet per dwelling unit of the total open space required in Subsection (A)(1) shall be provided as private open space, directly accessible from the dwelling unit. Patios and balconies used to satisfy private open space shall have no dimension less than six feet.
3. **Common open space.** A minimum of 40 square feet per dwelling unit of the total open space required in Subsection (A)(1) shall be provided as common open space. The minimum dimension used to satisfy this requirement shall be 10 feet. Common open space shall be designed for use by all residents within the development, including both adults and children, and shall be conveniently accessed by all residents. Common open space may be provided as a yard, courtyard, or other open space, or as an enclosed space, or a combination thereof. An on-site community garden may be used to satisfy up to 20 percent of the total required open space.

B. Senior Citizen Housing Complex – Required Open Space

1. **Total required open space.** A minimum of 60 square feet per dwelling of open space shall be provided for each dwelling unit. Total required open space may be provided as private or common open space, or a combination thereof. Required front and side yards, driveways, and areas devoted to parking cannot be included in the calculation to satisfy open space standards.

2. **Private open space.** If private open space is provided to meet the total open space required in Subsection (B)(1), it shall be directly accessible from the dwelling unit and shall have no dimension less than six feet.
3. **Common open space.** If common open space is provided to meet the total open space required in Subsection (B)(1), it shall be designed for use by all residents within the development and shall be conveniently accessed by all residents. The minimum dimension used to satisfy this requirement shall be 10 feet. Common open space may be provided as a yard, courtyard, or other open space, or as an enclosed space, or some combination thereof. An on-site community garden may be used to satisfy up to 20 percent of the required common open space."

Section 9. Chapter 4025 (Housing for Very Low Income and Lower Income Households) of the Maywood Zoning Ordinance is hereby amended in its entirety to read as follows:

"4025 DENSITY BONUS

4025.10 Intent and Purpose

The City of Maywood recognizes that affordable housing is a scarce resource in the community and is committed to providing incentives which encourage development of such housing. This section establishes provisions that will work toward meeting the City's housing goals for very low income and lower income households, as outlined in the Maywood General Plan. These provisions implement Chapter 4.3 of California Planning and Zoning Law, California Government Code Division 1, Title 7 relating to density bonuses.

4025.20 References to State Law

This Section references Chapter 4.3 of California Planning and Zoning Law, California Government Code Division 1, Title 7, hereinafter referred to as the "state density bonus law," as may be amended from time to time. The terms used in this section shall have the meanings as set forth in the state density bonus law.

4025.30 General Provisions

When an applicant requests a density bonus for a housing development within, or for the donation of land within, the City, the

applicant shall receive a density bonus in accordance with the provisions of the state density bonus law and this Section.

4025.40 Application Process and Project Review Procedures for Density Bonus

All project applications for which a density bonus is being requested shall be subject to the following application process and project review procedures.

- A. A pre-application meeting shall be held between the project developer and the Building and Planning Director, or his designee. The purpose of the meeting will be to review any preliminary development plans prepared by the developer and to discuss the type of density bonus the applicant will be requesting, and, if proposed, incentives or concessions, waivers or reduction of the City's development standards, and parking ratios, as provided for in the state density bonus law.
- B. Following the pre-application meeting, the applicant for a density bonus shall submit the type of application ordinarily required for the type of project proposed (for example, a site plan for a multi-family residential development). The applicant also shall submit the additional the submittal requirements for a density bonus pursuant to Subsection 4025.50 concurrently with the application for the proposed project.
- C. The Building and Planning Director shall notify the applicant for a density bonus whether the application is complete in accordance with the procedures established in Chapter 4.5 of California Planning and Zoning Law, California Government Code Division 1, Title 7, known as the Permit Streamlining Act.
- D. If the Building and Planning Director notifies the applicant that the application is deemed complete, the Director shall provide the applicant with a determination as to the following:
 1. The amount of density bonus, calculated pursuant to subdivision (f) of Section 65915, for which the applicant is eligible.
 2. If the applicant request incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e) of Section 65915, whether the applicant has provided adequate information

for the City to make a determination as to those incentives, concession, or waivers or reduction of development standards.

3. If the applicant requests a parking ratio pursuant to subdivision (p) of Section 65915, the parking ratio for which is applicant is eligible;
 4. Any determination under this Subsection shall be based on the development project at the time the application is deemed complete. The applicable decision-maker shall adjust the amount of density bonus and parking ratios awarded pursuant to this Section based on any changes to the project during the course of development.
- E. The project shall be subject to those applicable review procedures for the type of project proposed, as provided for in the Maywood Zoning Ordinance.

4025.50

Additional Submittal Requirements for Density Bonus

In addition to and concurrently with the submittal requirements for the applicable type of housing project proposed, the applicant shall submit the items listed below as reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, waivers or reduction of the City's development standards, and parking ratios as described in the state density bonus law.

- A. A description of the requested density bonus, including:
1. The density and maximum number of dwelling units possible under the existing zoning without a density bonus.
 2. The percentage increase and number of dwelling units requested above the maximum allowable density.
 3. The number and percentage of dwelling units proposed by income level.
 4. Any proposed occupancy restrictions, such as restrictions to occupancy by seniors or to special needs tenants, and whether the units are proposed to be offered for sale or for rent.

- B.** If the application requests concessions or incentives, as defined in California Government Code Section 65915(k), the applicant shall include the following:
1. A description of the requested concessions or incentives.
 2. All documentation the applicant wishes to rely on to demonstrate how the incentives or concessions would result in identifiable and actual cost reductions necessary to meet affordability levels as opposed to the project without the concessions or incentives.
 3. If the applicant requests a waiver or reduction of any development standard based on an assertion that the development standard physically precludes the construction of a qualifying affordable housing development per California Government Code Section 65915(e), include the following:
 - a. A detailed description of the requested waiver or reduction of development standards.
 - b. All documentation the applicant wishes to rely on to show how the development standards physically preclude the construction of the qualified affordable housing development.
 - c. All documentation the applicant wishes to rely on to show that the waiver or reduction would not have a specific adverse impact, as defined in California Government Code Section 65589.5(d)(2), upon health, safety or the physical environment, including proposed mitigation or avoidance measures.
- C.** If the application requests parking ratios pursuant to California Government Code Section 65915(p), the following information shall be included:
1. The requested parking ratio.
 2. Information on the number of dwelling units and number of bedrooms in each dwelling unit.
- D.** If the application requests parking ratios per California Government Code Section 65915(p)(2) or (3), evidence to show

the proposal meets the criteria in those sections, including the distance to the nearest major transit stop, information on access to and any impediment to that transit stop from the housing development, information on the service provided at the transit stop, paratransit service available and its frequency, and any occupancy restrictions proposed.

- E. Citations to the legal standards and criteria upon which the density bonus, concession, incentive, waiver, reduction in development standards, or parking ratio is requested and an explanation, evidence, and findings showing how the applicant contends the proposal meets the applicable standards and criteria.
- F. Fees as required in accordance with Section 5060 (Fees and Deposits).

4025.60

Decisions and Findings

- A. The decision-making authority shall review the application for the density bonus and may approve, approve with conditions, or deny the request based on the applicable standards and criteria as provided for in the state density bonus law. The decision-making authority shall adopt findings supporting the decision.
- B. The decision-making authority shall not disprove the incentives or concessions requested by the applicant unless it makes written findings, based upon substantial evidence in the record, as to any of the following:
 - 1. The incentives or concessions do not result in identifiable and actual cost reductions, as defined in the state density bonus law, to provide for affordable housing costs, as defined in Section 500525.5 of the California Health and Safety Code, or for rents for the targeted units as specified in the state density bonus law.
 - 2. The incentives or concessions would have a specific, adverse impact, as defined in paragraph (2) of subdivision (b) of Section 65589.5 of the California Government Code, upon the health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific,

adverse impact without rendering the development unaffordable to low-income and moderate income households.

3. The concession or incentive would be contrary to state or federal law.

4025.70 Housing Agreement and Terms

In order to ensure that the units remain available and affordable as described in a density bonus application, as approved, the applicant shall enter into a Housing Agreement with the City and shall be recorded as a deed restriction on the property, as provided for in this subsection.

- A. The Housing Agreement shall be executed prior to recording any final or parcel map for the underlying property, or, where the housing development does not include a map, prior to the issuance of any building permit for the housing development.
- B. The Housing Agreement shall run with the land and be binding on all future owners and successors of interests in the housing development.
- C. The Housing Agreement shall follow a form determined by the City and be approved by the City Attorney and shall, at a minimum:
 1. Identify the unit(s) and income type of affordable housing unit(s) as approved;
 2. Require that the affordable housing unit(s) be kept available only for members of the identified income group(s), subject to the affordability restrictions for the qualifying households;
 3. Identify the means by which such continued availability shall be secured and enforced and the procedures under which the affordable housing units shall be leased and shall contain other such provisions the City may require.
- D. The units shall be made available to qualifying households as designated in the Housing Agreement for a minimum of 55 years, or any longer time period specified in loan agreements or subsidy programs associated with the project.

4025.80 Density Bonus Program Administration

The responsible Housing Authority will establish procedures for administration of the affordable units once they have been constructed. The affordability of the units specified in the Density Bonus Housing Agreement shall be monitored for compliance by the responsible Housing Authority.”

Section 10. A new Chapter 4045 (Emergency Shelter (ES)) is hereby added to the Maywood Zoning Code read as follows:

“4045 EMERGENCY SHELTER (ES)

4045.10 Intent and Purpose

In accordance with State law, the City of Maywood recognizes it has a responsibility to identify at least one zone where an emergency shelter, necessary to meet the needs of the City’s homeless population, can be located by-right in the city without a conditional use permit or any other discretionary permit. This Emergency Shelter (ES) district is established as an overlay district as a means of meeting the requirements of State law in an area near needed services and facilities.

4045.20 Permitted Uses

The primary permitted use shall be an emergency shelter. The underlying zone district shall determine other uses permitted, unless otherwise indicated in Appendix A, Regulation of Uses by Zone District. To accommodate the city’s emergency housing need as required by Section 65583(a)(4) of the California Government Code, emergency shelters shall be allowed by right, subject to a Site Plan Review by the Director of Building and Planning and the provisions set forth herein.

4045.30 General Provisions

- A. The ES overlay district shall apply to certain areas in the General Commercial/Manufacturing (CM) zone district identified on the Zoning Map of the City. All emergency shelters shall be located within the physical boundaries of the ES overlay district.
- B. Emergency shelters shall be subject to those development standards that apply to development within the CM zone district.

- C. In addition, all emergency shelters shall comply with the standards as specified in Section 4045.40, as provided for in Government Code section 65583, subdivision (a)(4)(A).
- D. No individual or household may be denied emergency shelter because of an inability to pay.

4045.40 Standards Specific to Emergency Shelters in the ES Overlay District

- A. The following development standards shall apply to all emergency shelters:
 - 1. **Minimum Structure Requirements:** Each emergency shelter shall be located within an entirely enclosed, permanent structure. The structure must comply with all applicable adopted building and fire codes, including maximum occupancy restrictions.
 - 2. **On-Site Waiting and Intake Area:** Each emergency shelter shall provide an indoor area designated for waiting and client intake services. If the indoor area cannot accommodate all potential clients reasonably expected at any one time, an enclosed or screened exterior waiting area shall be designated that is located entirely on the subject property to prevent queuing into the public right-of-way.
 - 3. **Common Facilities:** The development may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
 - a. Central cooking and dining room(s).
 - b. Recreation room.
 - c. Counseling center.
 - d. Child care facilities.
 - e. Other support services.
 - f. Laundry Facilities
 - 4. **Lighting:** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-

of-way, and of an intensity compatible with the neighborhood.

5. **Security:** Parking and outdoor facilities shall be designed to provide security for residents, visitors and employees.
 6. **Parking:** One (1) parking space shall be provided for each employee and non-client who will be on-site during peak periods as designated in the management plan in 4045.5 (4), plus one space per five (5) beds.
 7. **Minimum Separation:** Emergency shelters shall be located a minimum of three-hundred (300) feet apart, measured in a straight line between property lines of each shelter without regard to intervening structures or objects.
- B. The following operational standards shall apply to all emergency shelters:
1. **Supervision:** A minimum of one (1) supervisory level staff member must be present on-site during hours of operation.
 2. **Security:** A minimum of one (1) security guard/officer must be present during all hours when the shelter is open. The security guard/officer shall be in addition to supervisory personnel required by subsection (G).
 3. **Limited Term of Stay:** The maximum length of stay at any one time for any person shall be six (6) months in any twelve (12) month period. The days shall not be required to be concurrent.
 4. **Camping/Sleeping in Vehicles Prohibited:** There shall be no camping or sleeping in vehicles permitted on the site of the shelter.

4045.50 Management Plan.

The emergency shelter operator/provider shall prepare and submit a written management plan with the application for Site Plan/Plot Plan Review—Administrative Approval, which demonstrates compliance with the requirements of this chapter. The management plan shall be approved by the Director prior to start of operations. The operator shall maintain the standards in the management plan at all times. The management plan shall include but is not limited to the following:

- A. Management, supervisory staff, and support staff.
- B. Eligibility criteria and number of clients to be served.
- C. Services to be provided.
- D. Estimated number of employees and non-clients (e.g., service providers, volunteers, etc.) anticipated to be on-site during peak periods.
- E. On-site security: In addition to the requirement for a security guard/officer pursuant to 4045.40 (B)(2), the management plan shall include provisions for onsite security, including lighting, security cameras, and other measures appropriate to provide for adequate health and safety of clients and management and to aid in avoiding the potential for nuisances near the site.
- F. Hours of operation and lights-out times. The hours of operation shall be posted on or by the main entrance door of the facility.
- G. Timing and location of outdoor activities.
- H. Loitering control.
- I. Standards governing expulsions.
- J. Good neighbor policies and practices.
- K. Refuse collection.
- L. Bed bug prevention.
- M. Separation of sleeping areas and restrooms by gender and for families.
- N. Emergency contact information. The most current emergency contact information shall be posted on or by the main entrance door of the facility.
- O. A floor plan and site plan that demonstrate compliance with all standards of this Chapter.

4045.60 Denial of an Emergency Shelter.

The City shall not disapprove an emergency shelter, or condition the approval of an emergency shelter in a manner that makes its development infeasible, except in accordance with Government Code Section 65589.5(d) or its successor provisions.”

Section 11. Table 4100.60 (Number of Parking Spaces Required) of the Maywood Zoning Ordinance is hereby amended to list a new Residential Use titled

“Affordable Housing Development” with the Required Number of Spaces to read as follows:

- “1 space/unit for bachelor and 1-bedroom units
- 2 spaces/unit for 2- and 3-bedroom units
- 2.5 spaces/unit for 4-bedroom units
- 0.5 space/bedroom for each additional bedroom, plus 1/4 guest space/unit”

Section 12. Appendix A (Regulation of Uses By Zone District) of the Maywood Zoning Ordinance is hereby amended to revise the title of “Senior Citizen Housing Development” and to provide land use listings for “Affordable Housing Development” and “Emergency Shelter” as follows, with all other listings to remain the same:

	R-3	R-SA	CC	C	CM	M	OS	PF	ES
Affordable Housing Development	X	P	X	X	O	X	X	X	X
Emergency Shelter	X	X	X	X	C	X	X	X	P
Senior Citizen Housing Complex	O	P	X	O	O	X	X	X	X

Section 13. Severability. 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 by a court of competent jurisdiction, 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 declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 14. CEQA. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. This Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. Accordingly, the City Council, directs that a Notice of Exemption be filed with the County Clerk of the County of Los Angeles in accordance with CEQA Guidelines.

Section 15. Any provisions of the Maywood Municipal Code, or appendices thereto, or any other resolution or ordinance of the City, to the extent that they are inconsistent with this Ordinance, and no further, are hereby repealed.


Section 16. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 23RD day of October, 2019.




Eduardo De La Riva, Mayor

ATTEST:



Gerardo Mayagoitia, City Clerk

APPROVED AS TO FORM:



Roxanne Diaz, City Attorney

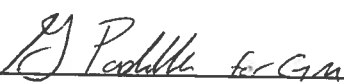
I, Gerardo Mayagoitia, City Clerk of the City of Maywood, do hereby certify that the foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Maywood held on the 23rd day of October, 2019 by the following vote:

AYES: Marquez, Lara, De La Riva

NOES: Alvarez, Medina

ABSTAINED:

ABSENT:



Gerardo Mayagoitia, City Clerk