

ORDINANCE NO. 668U

AN URGENCY ORDINANCE OF THE CITY OF RANCHO PALOS VERDES AMENDING CHAPTER 17.10 (ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT DEVELOPMENT STANDARDS) AND CHAPTER 17.96 (DEFINITIONS) OF TITLE 17 (ZONING) OF THE RANCHO PALOS VERDES MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT PROVISIONS INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL AND DEVELOPMENT STANDARDS (CASE NO. PLCA2022-0004)

WHEREAS, on October 9, 2019, Governor Newsom signed into law Assembly Bill No. 881 (AB 881) to facilitate housing development by creating exemptions for the development of certain accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

WHEREAS, on January 19, 2021, the City Council adopted Ordinance No. 640 establishing ADU and JADU regulations in Title 17 (Zoning) of the Rancho Palos Verdes Municipal Code (RPVMC), including development standards and review procedures for proposed projects.

WHEREAS, on May 21, 2021, the California Department of Housing and Community Development (HCD) reviewed the City's ordinance and concluded that the ordinance did not comply with State law. City staff provided a response on June 18, 2021, outlining the City's rationale for the various regulations of the ADU regulations that differ from state code.

WHEREAS, on August 29, 2022, the City received a letter from HCD in response to the City's June 18, 2021, letter regarding the City's ADU ordinance that clarifies HCD's position on the City's ADU Code in that certain portions of the ADU Ordinance do not comply with current state ADU law and further amendments are necessary. Furthermore, in order for the City to rely on ADU construction to meet its 6th Housing Element Cycle, the City's code must be in compliance with State law.

WHEREAS, pursuant to Government Code §36937, subdivision (b) any ordinance for the immediate preservation of the public peace, health, or safety, containing a declaration of facts constituting the urgency, that is passed by a four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption.

WHEREAS, the City Council seeks and intends to protect the health, safety, and welfare of the residents of the City of Rancho Palos Verdes by establishing regulations for ADUs and JADUs that are in compliance with State law.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DOES ORDAIN AS FOLLOWS:

Section 1. The facts set forth in the Recitals are true and correct and are incorporated herein by reference.

Section 2: **Urgency Findings.** The City Council hereby finds that adoption of this Urgency Ordinance is necessary for the immediate protection of the health, safety, and welfare of the residents of the City of Rancho Palos Verdes. HCD provided the City with technical assistance letters dated May 21, 2021, and August 29, 2022. In the latter correspondence, HCD stated:

HCD requests that the City respond to this letter no later than September 28, 2022, with a detailed plan of action, with dates and deadlines, to bring its ordinance into compliance pursuant to Government Code section 65852.2, subdivision (h)(2)(B).

HCD further indicated that if the City fails to bring its ordinance into compliance with state law, HCD will issue a notice of violation, and as of that issuance the City's ADU ordinance will be null and void and therefore unenforceable – this would mean that the City could not enforce any of its development standards on ADUs and JADUs until the ordinance comes into compliance. Further, failure to comply may result in HCD referring the City to the Office of the Attorney General for further enforcement.

Additionally, until the City's ordinance is in compliance, the City would not be able to rely on ADUs to meet its Regional Housing Needs Allocation (RHNA). The City has been assigned a RHNA from the Southern California Association of Governments in the amount of 638 units, of which 253 must be affordable to very low-income households, 139 to low-income households, 125 to moderate-income households, and 122 to above moderate-income households. Pursuant to the adopted Housing Element received for HCD review on August 15, 2022, the City is projecting construction of 144 ADUs to meet its RHNA. Government Code section 65852.2, subdivision (m), allows a city to rely on the potential for ADUs in its Housing Element site analysis only where the local ordinance complies with this section and is authorized by HCD. Thus, until the City has a compliant ADU ordinance, it must look elsewhere for appropriate sites to meet its RHNA.

Based on the short timeline provided by HCD and the ongoing review by HCD of the City's Housing Element, the City Council finds that adoption of this ordinance as an urgency ordinance is necessary to ensure the health, safety, and welfare of the City's residents.

Section 3: Section 17.10.010 (Purpose) of Article VI (Residential Districts) of Title 17 (Zoning) is repealed and replaced with the following:

This chapter provides standards for the development and maintenance of accessory dwelling units and junior accessory dwelling units, in accordance with California State Government Code Sections 65852.2 and 65852.22. An accessory dwelling unit or junior accessory dwelling unit that conforms to the following requirements shall not be considered to exceed the allowable density (i.e., number of dwelling units per

acre) for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the existing general plan and zoning designations for the lot.

Section 4: Section 17.10.020 (Accessory dwelling unit and junior accessory dwelling unit development standards) of Article VI (Residential Districts) of Title 17 (Zoning) is repealed and replaced with the following:

17.10.020 Accessory dwelling unit and junior accessory dwelling unit development standards.

An accessory dwelling unit generally takes one of three forms:

- *Detached:* The unit is separated from the primary dwelling unit; or
- *Attached:* The unit is attached to the primary dwelling unit; or
- *Within an Existing Space:*

The unit is located within an existing or proposed primary dwelling unit or accessory structure.

- A. Number of accessory dwelling units or junior accessory dwelling units per lot.
 1. For a lot with an existing or proposed single-family residence structure, no more than one accessory dwelling unit and one junior accessory dwelling unit are allowed.
 2. For a lot with an existing multiple-family residential structure, at least one accessory dwelling unit and/or junior accessory dwelling unit, but no more than a number equaling 25 percent of the existing dwelling units, rounded down, may be allowed within the portions of the existing multiple-family residential structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. An accessory dwelling unit or junior accessory dwelling unit will only be allowed if the space has been converted to a livable space and has been granted a certificate of occupancy. In addition to any accessory dwelling units or junior accessory dwelling units constructed within the existing multiple-family residential structure, no more than two detached accessory dwelling units may be allowed on a lot that has an existing multiple-family residential structure.
- B. A new accessory dwelling unit or junior accessory dwelling unit shall adhere to the following standards.
 1. The lot on which an accessory dwelling unit and/or junior accessory dwelling unit is constructed or converted from existing space shall include a proposed or existing single-family residence, as normally allowed on such a lot. Accessory dwelling units may be constructed

within the proposed or existing multi-family structures, as normally allowed on such a lot.

2. A trailer or any other recreational vehicle may not be maintained as a habitable unit including an accessory dwelling unit on a residential lot.
3. Except for conversion ADUs and state exemption ADUs, all accessory dwelling units or junior accessory dwelling units shall comply with all applicable building, housing, zoning, and site development standards, codes and regulations of the base zoning district in which it will be located. This shall include, but not be limited to, standards regarding height and setbacks.
4. The total area of floor space for a detached accessory dwelling unit shall not exceed 850 square feet, or 1,000 square feet if the accessory dwelling unit contains more than one bedroom. The total area of floor space for an attached accessory dwelling unit shall not exceed the lesser of the following:
 - a. 50 percent of the primary residence's main building floor area (including any existing primary residence garage area);
 - b. 850 square feet for an accessory dwelling unit with one bedroom; or
 - c. 1,000 square feet if the accessory dwelling unit contains more than one bedroom.
5. Whether attached to or detached from the primary dwelling unit, a new accessory dwelling unit, and a new junior accessory dwelling unit shall not exceed 16 feet in height. The height of an accessory dwelling unit shall be measured as follows, whichever is lower:
 - a. The preconstruction (existing) grade at the highest elevation of the existing building pad area covered by the accessory dwelling unit, to the ridgeline or highest point of the accessory dwelling unit, or
 - b. The post-construction grade where the lowest foundation or slab meets finished grade, to the ridgeline or highest point of the accessory dwelling unit.
6. All accessory dwelling units shall comply with the following objective architectural standards:
 - a. The accessory dwelling unit shall be architecturally consistent with the primary residence, such that it matches the primary residence in the use of color palettes, exterior finishes, and matching roof pitch from all sides. The roof slope must match that of the dominant roof slope of the

primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.

- b. Where feasible, any garage door shall be removed from a garage or other accessory structure that is converted to an accessory dwelling unit and the opening shall be treated and finished to match the primary residence.
- c. Where feasible, the accessory dwelling unit shall provide privacy mitigation measures including:
 - i. The entrance to the accessory dwelling unit faces away from the nearest, adjacent property; and
 - ii. The accessory dwelling unit shall have windows at or above six feet on any facades that face any adjacent properties; and
- d. A detached accessory dwelling unit shall be located behind the primary residence, and be clearly subordinate to the primary residence in both in height and width. If it is not legally and/or physically possible for a detached accessory dwelling unit to be built behind the primary residence, then it may be built in front or to the side of the primary residence subject to a minimum front setback of 25 feet.
- e. Where feasible, no entry to an accessory dwelling unit shall not be visible from the public right-of-way.
- f. Detached accessory dwelling units no larger than 800 square feet in area and no taller than 16 feet in height are exempt from the objective architectural standards of Section 17.10.020 (B)(6).

7. Exterior stairs leading to an accessory dwelling unit or junior accessory dwelling unit located on the second level of a primary dwelling unit shall be allowed, when compliant with all other applicable development standards.
8. The accessory dwelling unit (attached or detached) shall include at least one full bathroom, and shall not include more than one kitchen.
9. The accessory dwelling unit or junior accessory dwelling unit may be located on a lot or parcel which is served by a public sanitary sewer system. An accessory dwelling unit or junior accessory dwelling unit proposed on a lot or parcel that is not served by a public sanitary sewer system shall require approval by the Los Angeles County Department of Public Health, and any other applicable agencies, of a private sewage disposal system, prior to building and safety division permit issuance.

10. Accessory dwelling units or junior accessory dwelling units shall not be considered to be a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service.
11. A minimum of one parking space, which may be enclosed, shall be provided for the accessory dwelling unit and shall meet the minimum dimensions stated in subsection 17.02.030(E)(5). The required parking may be located tandem to the required parking for the primary residence. No parking spaces are required for an accessory dwelling unit if any of the following apply:
 - a. The accessory dwelling unit is located within one-half mile walking distance of a public transit stop;
 - b. The accessory dwelling unit is located within an architecturally and historically significant structure;
 - c. The accessory dwelling unit is part of the proposed or existing primary residence;
 - d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit
 - e. When there is a car share designated pick-up or drop-off location within one block of the accessory dwelling unit.
12. The primary dwelling unit and the accessory dwelling unit shall remain under the same ownership. The accessory dwelling unit shall not be sold separately from the primary dwelling unit.
13. An accessory dwelling unit or junior accessory dwelling unit shall not be used as a short-term rental, in accordance with Section 17.02.026 (Short Term Rentals and Advertisement of Short Term Rentals).
14. Except for an accessory dwelling unit within an existing space, an accessory dwelling unit or junior accessory dwelling unit shall provide a minimum setback of four feet from the side and rear lot lines, but with mitigation measures in the very high fire hazard severity zones (VHFHSZ) to be in place pursuant to California Building Code, California Code of Regulations Title 24, par 2, Chapter 7A.
15. Accessory dwelling units or junior accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.
16. Accessory dwelling units or junior accessory dwelling units shall not be required to install a new or separate utility connection directly between the accessory dwelling unit or junior accessory dwelling

unit and the utility, or to pay a related connection fee or capacity charge.

17. Accessory dwelling units or junior accessory dwelling units shall comply with the grading standards described in Section 17.76.040 (Grading Permit), except when proposed as part of an existing, approved structure.
18. An accessory dwelling unit or junior accessory dwelling unit shall be prohibited on an extreme slope pursuant to Section 17.48.060 (Extreme Slope), except when proposed as part of an existing, approved structure.
19. Roof decks shall not be permitted on a detached accessory dwelling unit.
20. Where feasible, the exterior lighting must comply with Section 17.56.030 (Outdoor Lighting for Residential Uses) of this code.
21. An accessory dwelling unit or junior accessory dwelling unit shall be used solely as a dwelling. Accessory dwelling units and junior accessory dwelling units shall not be utilized as ancillary or accessory uses, including but not limited to, events, storage, home office, gym/workout studio, and greenhouse.

C. Accessory Dwelling Unit within Existing Space of a Primary Dwelling Unit or Detached Accessory Structure and Junior Accessory Dwelling Unit within Existing Space of a Primary Dwelling Unit.

1. If the accessory dwelling unit or junior accessory dwelling unit is contained within the existing space of a primary dwelling unit or detached accessory structure, no parking is required to be provided for that accessory dwelling unit or junior accessory dwelling unit.
2. No new setbacks shall be required for an existing garage, carport, or covered parking structure that is converted to an accessory dwelling unit or junior accessory dwelling unit within the same footprint.
3. For a garage, carport, or covered parking structure that is converted to an accessory dwelling unit or junior accessory dwelling unit, replacement parking is not required. Replacement spaces can be located in any other configuration on the same lot as the accessory dwelling unit or junior accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts, without adversely impacting traffic flow and public safety.

Section 5: Section 17.10.030 (Junior accessory dwelling units) of Article VI (Residential Districts) of Title 17 (Zoning) is repealed and replaced with the following:

A. A junior accessory dwelling unit is a secondary dwelling unit with living facilities for one or more persons within the interior of an existing or proposed single-family residence. A junior accessory dwelling unit shall adhere to the following standards:

1. Owner-occupancy in the single-family residence in which the junior accessory dwelling unit will be located is mandatory. The owner may reside in either the remaining portion of the structure or the newly created junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.
2. The total area of floor space for a junior accessory dwelling unit shall not exceed 500 square feet.
3. The primary dwelling unit and the junior accessory dwelling unit shall remain under the same ownership. The junior accessory dwelling unit shall not be sold separately from the primary dwelling unit.
4. A junior accessory dwelling unit must be constructed within the walls of the proposed or existing single-family residence, which shall include attached garage.
5. The junior accessory dwelling unit shall include a separate entrance from the main entrance to the proposed or existing single family residence.
6. The junior accessory dwelling unit shall include an efficiency kitchen, which shall include all of the following:
 - a. A cooking facility with appliances.
 - b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
7. No additional parking shall be required for a junior accessory dwelling unit.

B. The city may require an inspection of the junior accessory dwelling unit, including the imposition of a fee adopted by city council resolution for that inspection, to determine if the junior accessory dwelling unit complies with the application therefore, and applicable building standards.

C. For the purposes of any fire or life protection ordinance or regulation, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit.

D. For the purposes of providing service for water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit.

E. This section shall not be construed to prohibit the city from requiring parking or a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains a junior accessory dwelling unit, so long as those requirements apply uniformly to all single-family residences regardless of whether the single-family residence includes a junior accessory dwelling unit.

Section 6: Section 17.10.040 (Approval process) of Article VI (Residential Districts) of Title 17 (Zoning) is repealed and replaced with the following:

- A. Accessory dwelling units and/or junior accessory dwelling units, either attached or detached, which adhere to the standards in Section 17.10.020 (Accessory Dwelling Unit and Junior Accessory Dwelling Unit Development Standards), shall be allowed in all RS and RM districts, on lots with existing or proposed single-family dwelling units, with ministerial approval of a site plan review by the director. Accessory dwelling units or junior accessory dwelling units which do not meet these standards may be permitted in all RS and RM districts, on lots with existing or proposed single-family dwelling units, with the granting of the applicable permits.
- B. An accessory dwelling unit or junior accessory dwelling unit that meets all applicable standards described in this chapter shall be processed ministerially within 60 days after receiving a completed application. If the completed application is submitted with a permit application to create a new single-family dwelling on the lot, the completed application may be delayed until the single-family dwelling application is acted upon. If an applicant requests a delay, the 60-day time period may be tolled for the period of the delay.
- C. Accessory dwelling units shall not be used to increase the lot coverage beyond that permitted by the Zoning Code. To that end, any new accessory dwelling unit or junior accessory dwelling unit may not be converted to primary dwelling unit space for a minimum of 20 years from construction.
- D. The filing fee for an accessory dwelling unit or junior accessory dwelling unit application shall be as established by resolution of the city council.
- E. Accessory Dwelling Unit within Existing Space of a Primary Dwelling Unit or Detached Accessory Structure and Junior Accessory Dwelling Unit within Existing Space of a Primary Dwelling Unit:
 1. The city shall ministerially approve an application for an accessory dwelling unit if the unit satisfies the following: 1) is contained within the existing or proposed space of a primary dwelling unit or detached accessory structure; 2) has independent exterior access from the existing dwelling unit; and 3) the side and rear setbacks are sufficient for fire safety (as may be determined by the Los Angeles County Fire Department).

2. The city shall ministerially approve an application to create one junior accessory dwelling unit if the unit satisfies the following: 1) is contained within the existing space of a primary dwelling unit; 2) the primary dwelling unit is a single-family residence 3) the junior accessory dwelling unit has an existing or proposed independent exterior access from the existing dwelling unit; and 4) all setbacks are sufficient for fire safety (as may be determined by the Los Angeles County Fire Department).
3. For the purposes of this section, an accessory dwelling unit or junior accessory dwelling may be considered solely within the existing or proposed space of another structure if it includes an expansion of not more than 150 square feet beyond the same physical dimensions of the existing structure, as long as that expansion beyond the physical dimensions of the existing structure is only for accommodating ingress and egress and does not exceed 16 feet in height.
4. A property may have one accessory dwelling unit and one junior accessory dwelling unit approved through the process created by this section.

Section 7: Section 17.10.050 (Use covenant and restriction) of Article VI (Residential Districts) of Title 17 (Zoning) repealed and replaced with the following:

- A. Prior to the issuance of a certificate of occupancy for an approved accessory dwelling unit or junior accessory dwelling unit, a fully-executed use covenant and restriction running with the land shall be recorded by the city with the Los Angeles County Recorder's Office, and shall include all of the following:
 1. Conditions of approval sufficient to ensure that the accessory dwelling unit or junior accessory dwelling unit will be constructed and maintained pursuant to this section protect the health, safety, and welfare of the residents of the city, and a statement that the owner agrees to all such conditions.
 2. A prohibition on the sale of the accessory dwelling unit or junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction shall be enforced against future purchasers.
 3. A restriction that the size and attributes of the accessory dwelling unit or junior accessory dwelling unit must conform with this chapter.
- B. If the site plan review application and/or any other permit issued for the accessory dwelling unit or junior accessory dwelling unit is revoked by the city pursuant to the provisions of Chapter 17.86 (Enforcement) of this code,

subject to the limitations of Health & Safety Code § 17980.12, then the director shall file notice with the Los Angeles County Recorder's Office that the permit for the accessory dwelling unit or junior accessory dwelling unit has been revoked ,and the property owner shall forthwith convert the accessory dwelling unit or junior accessory dwelling unit to a legal structure or shall demolish such structure.

Section 8: The following definitions in Chapter 17.96 (Definitions) of Article VIII (Administration) of Title 17 (Zoning) are repealed and replaced with the following:

17.96.022 Accessory dwelling unit. "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall be used for and include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. This definition shall be interpreted as consistent with the definition of accessory dwelling unit found in Government Code Section 65852.2.

17.96.995 Junior accessory dwelling unit. "Junior accessory dwelling unit" or JADU means a residential dwelling unit no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. A junior accessory dwelling unit shall include a separate entrance from the main entrance to the proposed or existing single-family residence. No additional parking shall be required for a junior accessory dwelling unit. This definition shall be interpreted as consistent with the definition of accessory dwelling unit found in Section 17.96.022 of the RPVMC and Government Code section 65852.22.

Section 9. The City Council finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) because: (1) it does not constitute a "project" under CEQA Guidelines Section 15378(b)(2), in that it constitutes general policy and procedure making; (2) it does not constitute a "project" under CEQA Guidelines Section 15378(b)(5) in that it has no potential for resulting in physical change to the environment, either directly or indirectly; and (3) in the alternative, it is exempt from CEQA pursuant to CEQA Guidelines Section 15060(c)(2), since the activity will not result in direct or reasonably foreseeable indirect physical change in the environment, and Section 15061(b)(3), since it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

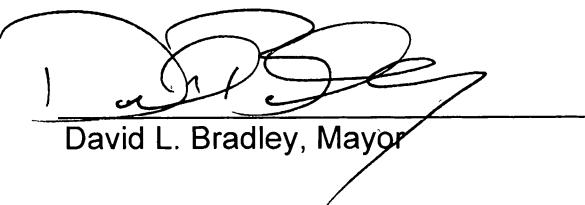
Section 10. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or its application to any person or circumstance, is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability 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 11. Certification and Posting. The City Clerk shall cause this Ordinance to be posted in three (3) public places in the City within fifteen (15) days after its passage, in accordance with the provisions of Section 36933 of the Government Code. The City Clerk shall further certify to the adoption and posting of this Ordinance, and shall cause this Ordinance and its certification, together with proof of posting, to be entered in the Book of Ordinances of the Council of this City.

Section 12. This Ordinance shall take effect 30 days after its adoption.

PASSED, APPROVED and ADOPTED this 18th day of October 2022.



David L. Bradley, Mayor

ATTEST:



Teresa Takaoka, City Clerk

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF RANCHO PALOS VERDES

I, Teresa Takaoka, City Clerk of the City of Rancho Palos Verdes, do hereby certify that the whole number of members of the City Council of said City is five; and that the foregoing Ordinance No. 668U was duly and regularly adopted by the City Council of said City at a regular meeting thereof held on October 18, 2022 by the following vote:

AYES: Alegria, Cruikshank, Dyda, Ferraro and Mayor Bradley
NOES: None
ABSENT: None
ABSTAIN: None



Teresa Takaoka
City Clerk



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF RANCHO PALOS VERDES)

AFFIDAVIT OF POSTING

The undersigned, being first duly sworn, deposes and says:

That at all times herein mentioned, she was and now is the City Clerk of the City of Rancho Palos Verdes;

That on October 19, 2022, she caused to be posted the following document entitled: **ORDINANCE NO. 668U, AN URGENCY ORDINANCE OF THE CITY OF RANCHO PALOS VERDES AMENDING CHAPTER 17.10 (ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT DEVELOPMENT STANDARDS) AND CHAPTER 17.96 (DEFINITIONS) OF TITLE 17 (ZONING) OF THE RANCHO PALOS VERDES MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT PROVISIONS INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL AND DEVELOPMENT STANDARDS (CASE NO. PLCA2022-0004)**, a copy of which is attached hereto, in the following locations:

City Hall
30940 Hawthorne Blvd.
Rancho Palos Verdes

Abalone Cove Shoreline Park
5970 Palos Verdes Drive South
Rancho Palos Verdes

Hesse Park
29301 Hawthorne Blvd.
Rancho Palos Verdes

I certify under penalty of perjury that the foregoing is a true and correct affidavit of posting.



Susie Grasko
City Clerk