

Kim Salazar

From: Trish Cordova
Sent: Thursday, February 13, 2020 8:21 AM
To: Trish Cordova
Cc: Bill Roth; Kim Salazar; Cliff Nguyen; Heather Lee; Joel Pullen; Wayland Li
Subject: FW: Responses to Questions from Planning Commission
Attachments: Draft Ordinance CLEAN VERSION.pdf

Good morning Commissioners,

Please see email below for your review.

Have a nice day!

Trish Cordova

Executive Assistant

Planning Division | City of Fremont

ph 510.494.4458

e-mail tcordova@fremont.gov

Dear Commissioners,

We received the following questions regarding the draft Accessible Dwelling Unit (ADU) Ordinance and efficiency units from Planning Commissioners and wish to provide the responses below. The draft ADU ordinance is scheduled for the Planning Commission hearing this Thursday evening.

Questions 1

Please explain the basis for putting the 150 sq ft minimum requirement on the SADU. Is that the minimum size defined for an "efficiency unit" in Fremont? If so, can we have affordable units built to this size?

Responses

The City's current code requires a minimum 150 square feet for a SADU and the proposed draft ordinance retains that minimum requirement. State ADU law requires that the minimum size be no more than 220 square feet, but it can be as low as 150 square feet. Multiple jurisdictions, including Los Angeles, Palo Alto, Santa Barbara, Santa Cruz, and Sonoma have a 150-square-foot minimum requirement for ADUs. Under the residential section of the California Building Code, a 150-square-foot ADU, involving a minimum 70-square-foot bedroom and a small kitchen and bathroom, could be approved.

Regarding efficiency units, the Fremont Municipal Code (FMC) does not provide a minimum size. The FMC provides a maximum size of 300 square feet for "efficiency apartment" or "single room occupancy (SRO) unit," per FMC 18.25.160. California Building Code, specifically Section 1207.4 of the 2019 CBC, establishes a minimum of 220 square feet for an efficiency dwelling unit, but it allows smaller sizes in certain situations. Per the California Department of Housing and Community Development's (HCD) December 2016 Accessory Dwelling Unit Memorandum, "an efficiency unit for occupancy by no more than two persons, by statute (Health and Safety Code Section 17958.1), can have a minimum floor area of 150 square feet and can also have partial kitchen or bathroom facilities, as specified by ordinance or can have the same meaning specified in the Uniform Building Code, referenced in the Title 24 of the California Code of Regulations."

- - -

Questions 2

Does this ordinance supersede HOA requirements? i.e., does it render void contracts which prohibit adding ADUs like garage conversions? What is the difference between the red and the blue edits? Any? Can we possibly get a "clean" version of the final draft of the ordinance before the meeting? To be clear, we are voting to recommend authorization of the draft to Council?

Responses

The City's draft ordinance governs the way the City evaluates proposed ADUs. It does not govern the way an HOA may review an ADU.

Separate of the City's ordinance, the implementation of Assembly Bill 670 limits Homeowner's Associations (HOAs) in their ability to restrict ADUs. AB 670 makes any governing HOA document void and unenforceable to the extent that it prohibits, or effectively prohibits, the construction or use of ADUs or junior ADUs. An HOA can establish reasonable restrictions, though AB 670 does not define "reasonable." The standards cannot be so restrictive as to discourage ADU or junior ADU construction or unreasonably increase the cost to construct them. As a general observation of the new housing laws, requirements should be objective. For example, a requirement that an ADU match at least two materials of the main house would be an objective standard. It should be noted that, while it is helpful to keep the limitations of HOAs under the new State laws in mind when working with applicants, implementation or enforcement of an HOA's regulations is not the responsibility of the City of Fremont.

A prohibition of garage conversions would no longer be consistent with the new State laws.

Regarding the draft ordinance, there is no difference between the edits in blue or red font. A "clean" version of the draft ordinance with all tracked changes accepted is attached. Planning Commission's role is to consider recommending to the City Council the proposed amendments to FMC Title 18 (Planning and Zoning), as discussed in the "Procedure for Tonight's Hearing" section of the Planning Commission Report.

Thank you,
Bill Roth
Senior Planner

DRAFT

ORDINANCE NO. XX-2020

AN ORDINANCE OF THE CITY OF FREMONT AMENDING FREMONT MUNICIPAL CODE TITLE 18 (PLANNING AND ZONING) TO CONFORM WITH STATE LAW PERTAINING TO ACCESSORY DWELLING UNITS (PLN2020-00176)

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

SECTION 1. FMC § 18.25.1525, AMENDED

Fremont Municipal Code Section 18.25.1525 is amended to read as follows:

Sec. 18.25.1525 Junior accessory dwelling unit (JADU).

“Junior accessory dwelling unit (JADU)” shall mean an ADU that is no more than 500 square feet in size and is contained entirely within a single-family dwelling. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure. JADUs are subject to development standards that are specified in Section 18.190.005(b) and (d).

SECTION 2. FMC § 18.90.040, AMENDED

Fremont Municipal Code Section 18.90.040 is amended to read as follows:

Sec. 18.90.040 Additional development standards applicable to R-1 and R-2 districts.

**Table 18.90.040
R-1 and R-2 District¹ Development Standards**

Zoning District ^{1,10} Development Standard (measurement)	R-1-6	R-1-6 Glenmoor Gardens ²	R-1-8	R-1-8 Mission Palms	R-1-8 Mission Ranch ³	R-1-10	R-1-20	R-1-40	R-2 ⁴	Exceptions, Adjustments and References
Accessory dwelling units	See Section 18.190.005									

[All other portions of this table remain unchanged]

SECTION 3. FMC § 18.90.050, AMENDED

Fremont Municipal Code Section 18.90.050 is amended to read as follows:

Sec. 18.90.050 Additional development standards and design guidelines applicable to R-3 districts.

(a) Standards and Design Guidelines, in General. The development standards summarized in Table 18.90.050 (elaborated upon in subsections (b) through (i) of this section) and the multifamily design guidelines (MFDG) work together to create desirable residential areas by promoting aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities consistent with the general plan community character element. The city applies the MFDG as part of each development’s design review permit. The MFDG provides the fine level of detail to ensure that the integration of site planning and architectural details will create high quality and compatible developments.

There are two types of design review permits, ministerial and discretionary. Projects subject to a ministerial design review permit must meet all of the development standards and design rules. Projects subject to a discretionary design review permit must meet all development standards, but the approval authority may allow flexibility when an applicant can demonstrate that the purpose and intent of a development standard or design rule is met through alternate means.

The development standards are generally written for development on flat, regularly shaped lots. Other lots may necessitate the use of flexibility provided through discretionary design review in order to develop a project that meets the purpose and intent of the development standards and design rules. The flexibility allowed, however, shall not be construed as applying the lowest common denominator that dilutes quality and character.

Zoning District Development Standard (measurement)	R-3-10 ³	R-3-11	R-3-14	R-3-15 ³	R-3-18	R-3-23	R-3-27 ³	R-3-30	R-3-35	R-3-50	R-3-70
Accessory dwelling units	See Section 18.190.005										

[All other portions of this table remain unchanged]

[Subsections (b) through (h) remain unchanged]

(i) Requirements for Single-Family and Two-Family Dwellings within R-3 Districts.

(1) Single-family structures may utilize R-1-6 side yard standards and duplex structures may utilize R-2 side yard standards but in all other respects development shall conform to R-3 district standards. For accessory dwelling unit standards, see 18.190.005.

[Subsection (b)(2) remains unchanged]

SECTION 4. FMC § 18.90.070, AMENDED

Fremont Municipal Code Section 18.90.070 is amended to read as follows:

Sec. 18.90.070 Additional development standards applicable to R-G districts.

(a) Standards, in General. The standards summarized in Table 18.90.070 promote garden apartment living environments by promoting aesthetically pleasing environments, safety, privacy, and recreational opportunities.

(b) Single-family structures may utilize R-1-6 side yard standards and duplex structures may utilize R-2 side yard standards but in all other respects development shall conform to R-G district standards. For accessory dwelling unit standards, see 18.190.005.

(c) Additions to existing single-family and two-family dwellings on R-G lots 7,500 square feet or greater may be allowed, subject to a zoning administrator permit, when the zoning administrator can find that the city’s interest in promoting an increase in the number of dwelling units in the district is outweighed by the city’s interest in promoting the improvement or preservation of the existing dwelling(s).

Table 18.90.070 R-G District Development Standards

Zoning District Development Standard (measurement)	R-G-40	R-G-29	R-G-24	R-G-19	R-G-16	R-G-15
Accessory dwelling units	See Section 18.190.005					

[All other portions of this table remain unchanged]

SECTION 5. FMC § 18.90.080, AMENDED

Fremont Municipal Code Section 18.90.080 is amended to read as follows:

Sec. 18.90.080 Uses within residential districts.

[Subsections (a) through (b) remain unchanged]

**Table 18.90.080 Allowed Land Uses and Permit Requirements
for Residential Zoning Districts**

[Table remains unchanged]

¹ Term is defined in Chapter 18.25.

² Term is elaborated on in North American Industry Classification System (NAICS) Manual¹.

³ Single-Family and Accessory Dwelling Units. See Section 18.90.050(i) or 18.90.070(c) for single- and two-family home requirements. See Section 18.190.005 for accessory dwelling units.

SECTION 6. FMC § 18.190.005, AMENDED

Fremont Municipal Code Section 18.190.005 is amended to read as follows:

18.190.005 Accessory dwelling units.

All accessory dwelling units (ADUs) shall be subject to the provisions of this section. In the event of a conflict between the provisions of this section and another section of the Fremont Municipal Code, the provisions of this section shall prevail.

(a) Unit Types. An accessory dwelling unit (ADU) shall mean an attached or detached residential dwelling that is on a lot with a primary single-family dwelling, two-family dwelling or multiple dwelling on the same lot, and that provides complete independent living facilities for one or more persons. ADUs include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence. ADUs include, but are not limited to, dwellings as such in Government Code Section 65652.2, as may be amended. There are two categories of ADUs, distinguished by the size and location of the ADU and the extent to which the ADU results in a net increase in habitable floor space on the property. These categories are defined as follows:

(1) Standard ADUs (SADU) may be attached to the primary residence or may be a detached structure and include ADUs that meet any of the following criteria when constructed:

- (A) A net increase in habitable floor space on a property; or
- (B) A floor area exceeding 500 square feet.

(2) Junior ADUs (JADU) include ADUs that meet all of the following criteria when constructed:

- (A) No net increase in habitable floor space on a property; and
- (B) A floor area of 500 square feet or less; and
- (C) Contained entirely within the existing walls of an existing or proposed primary single-family dwelling.

Subsection (b) of this section includes standards applicable to all ADUs, subsection (c) of this section includes additional standards applicable to SADUs only and subsection (d) of this section includes additional standards applicable to JADUs only.

(b) Regulations Applicable to All Accessory Dwelling Units (ADUs).

(1) Permitting Procedure. Any application for an ADU that meets the applicable location and development standards contained in this section shall be subject to ministerial review and approval without discretionary review or public hearing. Where design review

requirements are applicable, a ministerial design review permit shall be required. Consistent with State law, all permits shall be issued within 60 days of submission of a complete application for ADUs conforming to the provisions of this section if there is an existing primary single-family dwelling, two-family dwelling, or multiple dwelling on the same lot. If the permit application to create an ADU is submitted with a permit application to create a new primary single-family dwelling, two-family dwelling, or multiple dwelling on the lot, the City may delay acting on the permit application for the ADU until the City acts on the permit application to create the new dwelling, but the application to create the ADU shall be considered without discretionary review or public hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

(2) Building Permit Required. No ADU shall be established or maintained until there has been a building permit approved by the city. The application for the permit shall include:

- (A) Site plan indicating the location of the primary residence, the location and type of the proposed ADU, and parking (for those ADUs where parking is required);
- (B) Floor plans of the primary residence and proposed ADU;
- (C) Elevations of all sides of the primary residence and ADU;
- (D) A topographic survey and grading plan may be required for units that expand the habitable floor area on the property.

(3) Applicability of Fees.

- (A) The city may charge a fee covering the costs associated with the issuance of the design review permit, building permits, and related inspections to determine whether the ADU is in compliance with applicable building standards and the provisions of this section.
- (B) This section shall not be construed to prohibit the city from adopting an ordinance or regulation relating to services or utility connection fees that applies to a single-family dwelling, two-family dwelling, or multiple dwelling that contains an ADU so long as that ordinance or regulation applies uniformly to all single-family dwellings, two-family dwellings, or multiple dwellings regardless of whether they include an ADU.

(4) Locational Criteria.

- (A) Except as otherwise prohibited by this section, ADUs shall be allowed in any zoning district where a single-family dwelling, two-family dwelling, or multiple dwelling is a permitted use wherein a single-family dwelling, two-family dwelling, or multiple dwelling has been authorized.

(B) ADUs are not required to meet the density requirements of the general plan or zoning ordinance and do not count toward the permissible number of units per acre (or required lot area per dwelling). However, ADUs shall otherwise be consistent with the general plan text and diagrams as provided in Cal. Gov't Code § 65852.2.

(C) An ADU shall not be counted in any ordinance, policy, or program to limit growth (the number of residential units permitted in a year, etc.).

(5) Occupancy Criteria.

(A) An ADU on a lot with a primary single-family dwelling may be occupied as a separate single-family dwelling only if the legal owner of the lot occupies one of the dwellings located on the lot; otherwise, the ADU and the primary residence shall be occupied as if they were one single-family dwelling. Owner occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization. Neither this, nor any other owner occupancy requirement shall apply to SADUs authorized through a building permit issued between January 1, 2020 and January 1, 2025 or such other time period for the prohibition of such requirement as may be prescribed by State law

(B) Owner occupancy shall not be required for an SADU on a lot with a primary two-family dwelling or multiple dwelling.

(C) The rental of ADUs for terms shorter than 30 days shall be prohibited.

(D) Nothing in this section prohibits the ADU or primary residence(s) on the lot from remaining vacant.

(6) Design.

(A) ADUs shall comply with objective design rules in the Citywide Design Guidelines, or other adopted underlying design guidelines, pertaining to building design, architectural elements, materials and colors, and privacy.

(B) Outside stairways to the ADU shall not be in the front of the primary residence.

(C) A permanent foundation shall be required for all detached ADUs.

(D) On lots located in a Hillside Combining (H-I) district, SADUs shall be subject to the development standards in Section 18.130.050.

(E) On lots located in an Open Space (OS) district, SADUs shall be subject to the performance standards in Section 18.55.040.

(7) Special Provisions for Historic Properties. The following requirements and restrictions apply to the creation of ADUs on properties deemed eligible for or formally listed in the National Register of Historic Places, the California Register of Historical Resources or the Fremont Register of Historic Resources, and shall supersede any provision to the contrary in this section.

(A) Type. Only detached and interior ADUs shall be permitted.

(B) Placement. A detached ADU shall be placed behind the primary dwelling unit and be located on the rear half of the lot.

(8) Correction of Nonconforming Zoning Conditions. The correction of nonconforming zoning conditions shall not be required as a condition for ministerial approval of a permit application for the creation of an ADU.

(9) Deed Restriction. A deed restriction, which shall run with the land, shall be filed and recorded with the county of Alameda for each ADU prior to the issuance of a building permit and shall include the following:

(A) A prohibition on the sale of the ADU separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers.

(B) Occupancy restrictions and requirements, as specified in subsection (b)(5) of this section.

(C) A restriction on the size and attributes of the ADU that conforms with this section.

(c) Regulations Applicable to a Standard Accessory Dwelling Unit (SADU).

(1) Number Per Lot.

(A) Single-Family Dwellings. A maximum of one SADU shall be permitted on a lot developed with a single-family dwelling. One SADU is permitted even if a JADU already exists on the property.

(B) Two-Family Dwellings and Multiple Dwellings.

(i) SADUs Converted from Existing Floor Area. A SADU may be authorized through the conversion of existing floor area within a two-family dwelling or a multiple dwelling that is not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit

complies with state building standards for dwellings. The maximum number of SADUs permitted through the conversion of existing floor area shall be at least one, and shall be up to a maximum of 25 percent of the number of dwelling units within the multiple dwelling, not including any SADUs.

(ii) Detached SADUs. A maximum of two detached SADUs shall be permitted on a lot developed with a two-family dwelling or a multiple dwelling.

(2) Floor Area.

(A) Minimum Floor Area. The total floor area of a SADU shall be no less than 150 square feet, or as specified in Health and Safety Code Section 17958.1, as may be amended.

(B) Maximum Floor Area.

(i) Single-Family Dwellings. A SADU that is on a lot with a primary single-family dwelling shall comply with all of the following:

(I) Maximum Percentage. A SADU shall not exceed 50 percent of the living area of the primary single-family dwelling. Notwithstanding the preceding requirement, the maximum floor area of a SADU shall be restricted to no less than 800 square feet or such greater maximum square footage, but not to exceed same, as may be required to comply with Government Code Section 65852.2 *et seq.*, as may be amended

(II) Maximum Floor Area. On a lot less than 10,000 square feet, a SADU shall not exceed 1,000 square feet in floor area. On a lot 10,000 square feet or greater, a SADU shall not exceed 1,200 square feet

(ii) Two-family dwellings and multiple dwellings. A SADU that is on a lot with a primary two-family dwelling or multiple dwelling shall not exceed 1,000 square feet.

(3) Building Height.

(A) Detached. A SADU that is detached from the primary dwelling on the lot shall not exceed 16 feet in height, except when a lawfully existing structure is converted to a SADU, or where a SADU is constructed to replace a lawfully existing structure in the same location and to the same dimensions. If a lawfully existing structure greater than 16 feet in height is converted into a SADU, the structure may not be expanded, except that up to 150 square feet may be added if necessary to provide egress from the SADU.

(B) Attached. A SADU that is attached to the primary dwelling on the lot shall not exceed the building height limitation applicable to the primary dwelling.

(4) Connection to Street. No passageway shall be required in conjunction with the construction of a SADU, unless such a connection is mandated by the Americans with Disabilities Act, or other state or federal safety code or standard. A passageway is a pathway that is unobstructed and clear to the sky, that extends from the street to the door of the SADU.

(5) Setbacks.

(A) New Floor Area. A minimum setback of four feet from side and rear lot lines shall be required for an ADU which involves the construction of new floor area. The minimum front yard and street side yard setback requirements of the underlying zoning district shall apply to an ADU which involves the construction of new floor area.

(B) Conversion of Existing Floor Area. No setbacks shall be required when a lawfully existing structure (e.g., garage, shed, guest house) is converted to a SADU, or where a SADU is constructed in the same location and to the same dimensions as a lawfully existing structure. If the SADU is not in conformance with the setback requirements in subsection (b)(5)(A) of this section, the structure may not be expanded, except that up to 150 square feet may be added if necessary to provide egress from the SADU.

(6) Other Development Standards. SADUs greater than 800 square feet in size shall comply with the applicable lot coverage, floor area ratio, and open space requirements of the underlying zoning district, except as modified by this section. SADUs 800 square feet or less in size are not required to conform to the lot coverage, floor area ratio, or open space requirements of the underlying zoning district, except that the maximum second story percentage in Section 18.90.040 shall apply regardless of the size of the SADU.

(7) Parking. Studio units shall not be required to provide parking. A maximum of one parking space (regardless of number of bedrooms) shall be required for a SADU, except as noted under subsections (c)(7)(B) and (C) of this section.

(A) Required parking may be provided through any of the following methods:

(i) Conventional garages or carports;

(ii) Uncovered paved areas such as an extended driveway as provided in Section 18.183.180(a)(2)(C);

(iii) Tandem parking in an existing driveway; or

(iv) Parking on other locations on the property, unless specific findings are made that parking in setback areas is not feasible based upon life safety conditions. Mechanical lifts may be permitted where consistent with design review criteria.

(B) No off-street parking shall be required for a SADU in any of the following instances:

- (i) The SADU is located within one-half mile of public transit. This shall include properties within one-half mile of a BART or other commuter rail station or a bus stop. In such cases, the one-half-mile standard shall be based on the actual walking route between the SADU and the transit stop rather than on a straight line between the two points;
- (ii) The SADU is located within an architecturally and historically significant historic district, including the locally designated Mission San Jose and Bryant Street conservation districts, or on a property that includes a register resource or potential register resource;
- (iii) The SADU is located entirely within the existing primary residence or an existing accessory structure;
- (iv) The SADU is located in an area where on-street parking permits are required, but are not offered to the occupants of the SADU;
- (v) The SADU is located within one block of a designated parking area for one or more car-share vehicles available to the general public by subscription.

(C) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of a SADU or converted to a SADU, no replacement parking is required.

(d) Additional Standards Applicable to a Junior Accessory Dwelling Unit (JADU).

(1) Purpose. The purpose of the junior accessory dwelling unit (JADU) regulations is to implement specific policies of the housing element of the Fremont general plan, and specific provisions of state law authorizing the creation of JADUs. The intent of the JADU regulations is to expand the affordable rental housing stock through the repurposing of underutilized floor area in existing single-family homes.

(2) Applicability. Performance standards for JADUs shall apply in all districts where a single-family dwelling is a permitted use and wherein a single-family dwelling has been authorized.

(3) Development Standards.

(A) Number Per Lot. Only one JADU is permitted on a single-family residential lot. A JADU is permitted even if a SADU already exists on the property.

(B) Location. The JADU shall be constructed entirely within the walls of a proposed or existing single-family dwelling.

(C) Size. The JADU shall not exceed 500 square feet in size.

(D) Unit Access. The JADU shall include an exterior entrance that is separate from the main entrance to the single-family home. The exterior entry shall not be located on the front of the primary residence. If the exterior entry is on the second floor, the stairway shall not be located in the front of the primary residence. Interior access between the JADU and the primary residence is required, and can be a door equipped with a double lock. A second interior doorway may be provided for sound attenuation.

(E) Sanitation. A JADU may include a bathroom, or may share bathroom facilities within the primary residence.

(F) Kitchen. The JADU shall include an efficiency kitchen, which shall include all of the following:

(i) A cooking facility with appliances.

(ii) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU. The food preparation area may not be located in a closet.

(4) Parking. No additional off-street parking shall be required beyond that required for the primary residence. The primary residence shall meet the current off-street parking standard in effect at the time the JADU is approved.

(5) Building and Fire Code Requirements. For the purposes of any fire or life protection ordinance or regulation, a JADU shall not be considered a separate dwelling unit. No firewall separation or noise attenuation measures are required between the primary residence and the JADU.

SECTION 7. CEQA

The proposed changes to the City's zoning ordinance implement new State law requirements related to ADUs as established in Government Code Section 65852.2. The City Council finds that the proposed amendments to the Fremont Municipal Code are statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which states that CEQA does not apply to a city's adoption of an ordinance to implement the provisions of Government Code Section 65852.2.

SECTION 8. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Fremont hereby declares

that it would have passed this ordinance and each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 9. EFFECTIVE DATE

This Ordinance shall take effect and will be enforced thirty (30) days after its adoption.

SECTION 10. PUBLICATION AND POSTING

The City Clerk has prepared and published at least five days before the date of adoption a summary of this ordinance once in a newspaper of general circulation printed and published in Alameda County and circulated in the City of Fremont. A certified copy of the full text of the ordinance was posted in the office of the City Clerk since at least five days before this date of adoption. Within 15 days after adoption of this ordinance, the City Clerk shall cause the summary to be published again with the names of those City Council members voting for and against the ordinance and shall post in the office of the City Clerk a certified copy of the full text of this adopted ordinance with the names of those City Council members voting for and against the ordinance.

* * *

The foregoing ordinance was introduced before the City Council of the City of Fremont at the regular meeting of the City Council, held on the ___ day of _____, 2020, and finally adopted at a regular meeting of the City Council held on the ___ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

Sr. Deputy City Attorney II