

**CITY OF OJAI
ORDINANCE NO. 826**

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF OJAI, CALIFORNIA AMENDING VARIOUS SECTIONS OF CHAPTER 2 OF
TITLE 10 OF THE OJAI MUNICIPAL CODE RELATED TO IMPLEMENTATION OF
THE 2006-2014 HOUSING ELEMENT OF THE OJAI GENERAL PLAN**

WHEREAS, the City Council of the City of Ojai (the “City Council”) approved and adopted an updated Housing Element on October 9, 2012, by Resolution No. 12-53 (the “Updated Housing Element”). The Updated Housing Element calls for a variety of implementing actions to affirmatively further the production, improvement and preservation of affordable housing. Specifically, 15 programs of the Updated Housing Element entail amendment of Title 10 of the Ojai Municipal Code (the “Zoning Ordinance”).

WHEREAS, at its regularly scheduled meeting of December 5, 2012, the Planning Commission of the City of Ojai (the “Planning Commission”) received a draft version of an Implementation Ordinance to carryout Updated Housing Element Programs 2 through 9 (collectively, “Phase 1 - Housing Production Programs”). The Planning Commission, following the conduct of a lawfully noticed public hearing on March 6, 2013, completed its review and transmitted its findings in the form of Resolution No. 13-04.

WHEREAS, on April 9, 2013, the City Council conducted a lawfully noticed public hearing and received the report and recommendation of the Planning Commission regarding the Implementation Ordinance to carryout the Phase 1 - Housing Production Programs, along with further recommendations by City staff. Prior to rendering a decision on any aspect of the Phase I Implementation Ordinance, the City Council considered the following:

1. The Updated Housing Element and companion Final Environmental Impact Report that were approved and certified by the City Council on October 9, 2012, by Resolution No. 12-53.
2. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the City Council on April 9, 2013 (the “Public Hearing”), as well in information, including staff reports and public comment, received at its workshops conducted on January 22, 2013 and February 20, 2013 (the “CC Workshops”). The CC Workshops were held as parts of duly noticed public meetings.
3. All oral, written and visual materials presented by City staff in conjunction with the CC Workshops and Public Hearing incorporated herein by this reference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OJAI CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings. Based on (i) the evidence presented in the Staff Report, (ii) testimony and comments received in connection with the Public Hearing, and (iii) recommendations of the Planning Commission, the City Council does hereby declare as follows:

1. Procedural Compliance.

a. Finding. All administrative procedures and public participation requirements concerning the proposed Housing Element Implementation Ordinance have been lawfully satisfied.

b. Rationale. On the basis of evidence presented in Planning Commission Resolution No. 13-04, the Planning Commission has followed all required notice and public hearing requirements requisite to making a report and recommendation to the City Council. Notice of the City Council's Public Hearing conducted on April 9, 2013, was published as an one-eighth page display advertisement in a newspaper of general circulation on March 27, 2013, a minimum of ten (10) days in advance of the Public Hearing.

2. General Plan and Zoning Ordinance Findings.

a. Finding. The Housing Element Implementation Ordinance is: (i) in the interest of the general community welfare; (ii) consistent with the Ojai General Plan, the requirements of state planning and zoning laws, and Title 10 of the Ojai Municipal Code; and (iii) consistent with good zoning and planning practices.

b. Rationale: There is a well-documented need for affordable housing and the Housing Element Implementation Ordinance will affirmatively further these efforts. The expressed purpose of the Ordinance is to implement relevant statutory provisions governing the production of affordable housing as embodied in Programs 3, 4, 5 and 9 of the Updated Housing Element. The proposed Ordinance specifically: (i) dovetails with the goals and programs set forth in the City's Updated Housing Element; (ii) balances the economic and social interests expressed by the public in the course of the public hearing process; and (iii) fosters affordable housing production while upholding the integrity of General Plan policies and Zoning Ordinance standards.

3. California Environmental Quality Act ("CEQA") Compliance.

a. Finding: The proposed Phase 1 Implementation Ordinance is a "project" within the meaning of CEQA and appropriate environmental reviews have been completed before action was taken on this matter.

b. Rationale: A Final Environmental Impact Report ("FEIR") has been prepared and certified by the City Council in connection with the Updated Housing Element, along with supporting findings and a Statement of Overriding Consideration as set forth and adopted in City Council Resolution No. 12-53. The Phase 1 Implementation Ordinance executes programs that are expressly embodied in the Project Description for the Updated Housing Element FEIR. As such, the physical attributes and consequences of the Updated

Housing Element and Phase 1 Implementation Ordinance are fully evaluated in the FEIR, relevant mitigation measures have been incorporated into the Implementation Ordinance, and no further environmental review is required.

SECTION 2. Title 10, Chapter 2, Article 17, Section 10-2.1709(c)(11) of the Ojai Municipal Code is hereby amended to read as follows:

(c)(11) So long as the design criteria set forth in Section 10-2.1709(d) are met as determined by the Director, and provided that the second residential unit does not entail two-story construction or alteration of the second story of an existing two-story principal residence, a Design Review Permit shall not be required under Section 10-2.2003. The decision of the Director shall be final; provided however, an applicant shall have the right to contest the Director's determination by obtaining a Design Review Permit from the Commission.

SECTION 3. Title 10, Chapter 2, Article 20, Section 10-2.2003 of the Ojai Municipal Code is hereby amended by adding a new subpart (c) to read as follows:

(c) So long as the design criteria for a second residential unit set forth in Section 10-2.1709(d) are met as determined by the Director, and provided that the second residential unit does not entail two-story construction or alteration of the second story of an existing two-story principal residence, a Design Review Permit shall not be required pursuant to this Section. At the applicant's discretion (with or without a Director's determination), a Design Review Permit may be sought directly from the Commission, in which case, the Commission's decision shall be final.

SECTION 4. Title 10, Chapter 2, Article 17, Section 10-2.1709(a)(3) of the Ojai Municipal Code is hereby amended by the addition of a new subsection (C) to read as follows:

(a)(3) "Second unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and be situated on the same parcel or parcels as the primary unit. A second unit also includes the following:

(A) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

(B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(C) A Home Split, as defined in Section 10-2.3602.

SECTION 5. Title 10, Chapter 2, Article 36, Sec. 10-2.3602(h) of the Ojai Municipal Code is hereby amended by adding a new definition (and to be renumbered alphabetically and sequentially) to read as follows:

Home Split. The division of an existing single family home into two dwelling units, each containing a minimum of 650 square feet of living space and meet the following criteria: (i) the

existing single family home contains a minimum of 2,000 square feet of living space, is located on a legal lot comprising at least ½ acre of land and has a current Zoning District designation of R-0-1/2, R-0-1, R-0-2 or R-0-4; (ii) entails no expansion in floor area of the existing single family home other than to accommodate a separate kitchen and/or bathroom for the second unit not exceeding ten percent (10%) of the existing floor area; (iii) results in no change in the physical appearance of the existing single family home or otherwise complies with the provisions of Section 10-2.2003(c); and (iv) adheres with all applicable building code requirements and development standards of the underlying Zoning District.

SECTION 6. Title 10, Chapter 2, Article 20 of the Municipal Code of the City of Ojai is hereby amended by adding a new subpart (d) to Section 10-2.2003 to read as follows:

- (d) So long as the design criteria set forth in Section 10-2.1709(d) are met as determined by the Director, and provided that a home split (as defined in Section 10-2.3602) does not entail two-story construction or alteration of the second story of an existing two-story principal residence, a Design Review Permit shall not be required under Section 10-2.2003 for exterior physical alterations to the existing principal residence or expansions of up to ten percent (10%) of the existing floor area.

SECTION 7. Title 10, Chapter 2, Article 5, Section 10-2.502(c) of the Ojai Municipal Code is hereby amended to read as follows:

- (c) VMU (Village Mixed-Use) District. The VMU Zoning District is applied to areas suitable for the development of mixed-use residential and commercial land uses that support pedestrian or bicycle transportation modes and community interaction. The basic allowable lot coverage shall be 50% percent while the basic allowable floor area ratio shall be determined through Design Review pursuant to Article 20. Lot coverage beyond 50% percent or floor area ratio above 0.50 may be permitted by issuance of a Planned Development Permit under Article 23 and shall require City Council approval pursuant to Section 10-2.2303(a)(8)(C). The basic allowable residential density is eight (8) dwelling units per acre. Densities above this basic standard may be permitted by the granting of a density bonus pursuant to Article 9. The VMU Zoning District is consistent with the Village Mixed-Use land use designation of the General Plan.

SECTION 8. Title 10, Chapter 2, Article 5, Section 10-2.504 of the Ojai Municipal Code is hereby amended by the addition of new subsection (b) to read as follows:

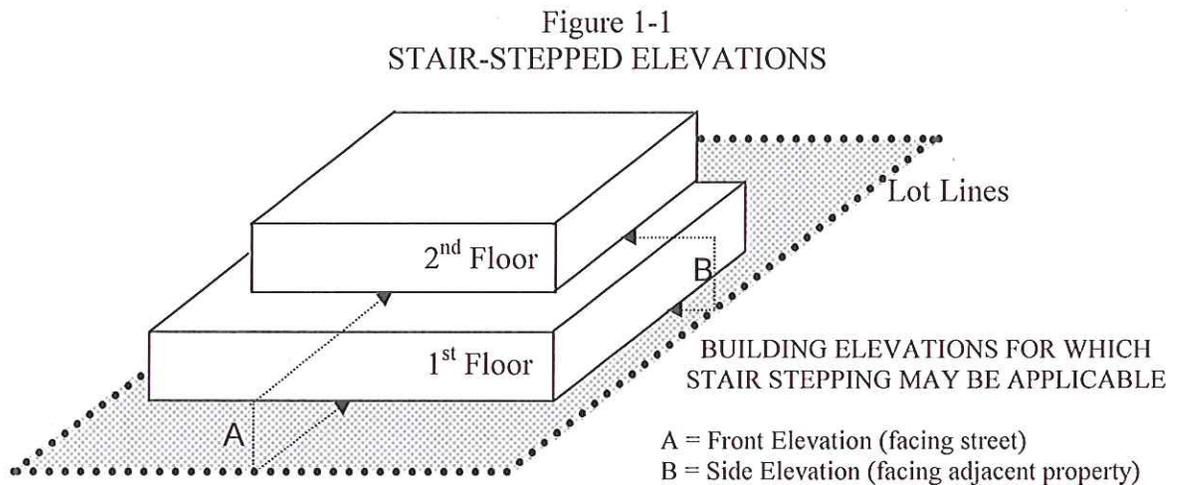
- (a) Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-5, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 8 of this chapter.
- (b) The following standards shall also apply to the VMU Zoning District:
 - (1) Subject to the limitations of Section 10-2.504(b)(2), properties within the VMU Zoning District may be occupied by any combination of uses allowed by

Section 10-2.503 (Table 2-4) and need not, as a requirement, be devoted to commercial or mixed-uses, in whole or in part.

- (2) Properties may only be devoted exclusively to commercial use when such properties: (i) adjoin one or more parcels similarly used for exclusive commercial purposes; or (ii) are used exclusively for offices (professional, administrative and real estate) or personal services as listed in Table 2-4. Properties may only be devoted to mixed-use when: (i) such properties adjoin one or more parcels similarly used for mixed-use or exclusive commercial purposes; or (ii) the commercial portion of the property is limited to offices (professional, administrative and real estate) or personal services as listed in Table 2-4. Exceptions to this requirement may be granted by Conditional Use Permit subject to, and contingent upon, making the requisite findings set forth in Section 10-2.2406 including, without limitation, the requirement that: (i) the proposed use, at the location planned, is consistent with the action, goals, objectives and policies of the General Plan for the VMU Zoning District; (ii) the proposed use would be compatible with the character of existing uses in the surrounding neighborhood; and (iii) the site of the proposed use is physically suitable for the type and density/intensity of use being proposed. As used throughout this section, the term “mixed-use” means a property occupied by a minimum of one residential dwelling and not less than 25% or greater than 75% of total building area is devoted exclusively to commercial use.
- (3) Parking requirements within the VMU Zoning District shall be governed by the provisions of Article 14 except as follows: (i) for mixed-use properties where residential uses occupy up to but not in excess of fifty percent (50%) of total building area, a reduction in the number of required parking spaces may be granted subject to and contingent upon site-specific parking studies that account for shared uses conducted on the property; (ii) modification of design standards for mixed-use properties (e.g., covered and tandem parking) may be granted where such deviations are consistent with the pattern of development in the vicinity and are consistent with the use and operational characteristics of the mixed-uses; and (iii) all reductions and modifications in parking requirements within the VMU Zoning District, including the shared-use parking alternative for non-residential properties stipulated in Section 10-2.1406, shall be subject to Design Review and approval pursuant to Article 20.
- (4) As set forth in Article 20, all property within the VMU Zoning District is subject to design review. Unless or except otherwise governed by Design Guidelines expressly adopted for the VMU Zoning District pursuant to Section 10-2.2005, all projects shall be evaluated for adherence to the following design principles: (i) Context – new structures should employ materials, colors, textures, styles building mass, and scale that are compatible with the architectural character and form of surrounding buildings, as appropriate; (ii) Continuity – buildings should be setback from the street consistent with the pattern of existing development located in the vicinity of the property; (iii) Scale – building forms should maintain

a human scale at the street and an appropriate height transition to adjacent properties; and (iv) Architectural Design – high quality architectural design should be employed to avoid monotonous building elevations and create architectural interest. In specific regard to Building Mass, all projects shall be encouraged to stair-step elevations such that each floor above the first is setback from the floor below as depicted in Figure 1-1. Uncovered decks and balconies may occupy the setback area for each floor above the first and all openings on floors above the first that face a side yard should be designed so as to allow illumination while protecting privacy. As an alternative to stair-stepping elevations, projects may incorporate distinctive architectural features such as towers, turrets and colonnades that effectively compensate for monoplane building surfaces.

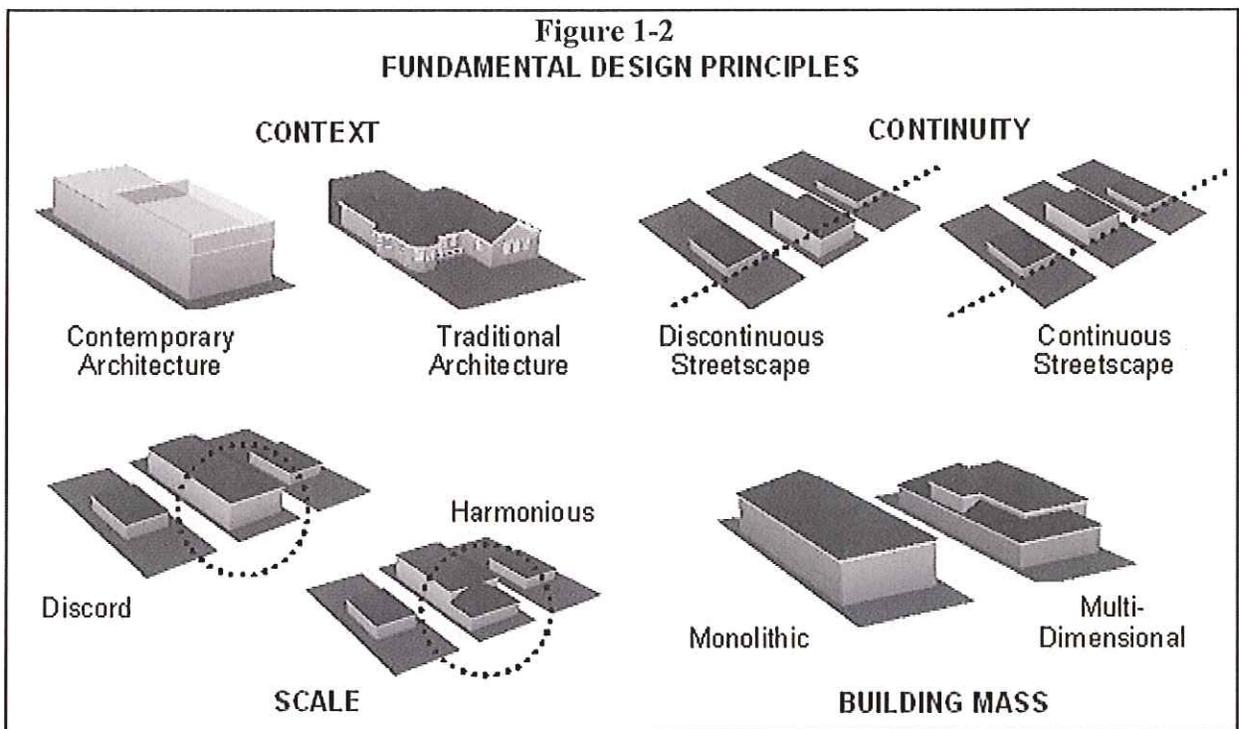
(Note: Overall Design Principles are depicted in Figures 1-1 & 1-2)



- (5) Each project subject to design review shall be evaluated for compliance with the General Plan policies that promote pedestrian or bicycle transportation modes and community interaction within the VMU Zoning District. Compliance shall be determined on a case-by-case basis by the decision-making body, taking into account the circumstances particular to each project, and may be achieved through any combination of land dedication, on and off-site improvements, adherence to Master Pedestrian Circulation Plans or payment of in-lieu fees established by resolution of the City Council.
- (6) The Basic Allowance set forth in Table 2-5 defines maximum limits and may, at the discretion of the decision making body, be further reduced as part of the Design Review process in order to make necessary findings in support of project approval. Increases in the maximum limits appearing in Table 2-5 or other exceptions to requirements specified elsewhere in this section may be granted under the density bonus or planned development permit provisions of Articles 9 and 23, respectively. Issuance of a Planned Development Permit is expressly

subject to, and contingent upon, making the requisite findings set forth in Section 10-2.2307 including, without limitation, the requirement that: (i) the proposed development is consistent with the action, goals, objectives and policies of the General Plan for the VMU Zoning District; (ii) the proposed development would be compatible with the character of existing development in the surrounding neighborhood; and (iii) the site is physically suitable for the type and density/intensity of development being proposed.

- (7) Existing non-conforming buildings and uses within the VMU Zoning District may be continued subject to provisions of Article 13, provided, at a minimum, that subsequent changes in use must comply with the location and parking requirements of Sections 10-2.504(b)(2) and 2.504(b)(3), respectively.



SECTION 9. Title 10, Chapter 2, Article 5, Section 10-2.504 of the Ojai Municipal Code is hereby amended by replacing the VMU portion of Table 2-5 (inclusive of footnotes at the end) with the following:

<p>Table 2-5 COMMERCIAL AND MANUFACTURING DISTRICT GENERAL DEVELOPMENT STANDARDS</p>

Development Standards Applicable to VMU Zoning District		
Development Feature	Basic Allowance	Planned Development Permit
Minimum Lot Size	<i>Minimum area and dimensions for new parcels (5)</i>	
Area	8,500	Standards to be Determined by the Decision Making Body through the Planned Development Permit Process Pursuant to Article 23 (7)
Width	50	
Depth	120	
Maximum Density	5,445 sf/du	
Setbacks (3)	<i>Minimum setbacks required. See Section 10-2.804 for setback measurement, allowed projections into setbacks, and exceptions to setback requirements.</i>	
Front	Median Setback; 20 ft Maximum Required (8)	Standards to be Determined by the Decision Making Body through the Planned Development Permit Process Pursuant to Article 23 (7)
Sides (each)	10% of Lot Width; 10 ft Maximum Required (6)	
Rear	25% of Lot Depth; 25 ft Maximum Required	
Site coverage (1)	50%	
Floor Area Ratio (FAR)	Standard to be Determined by the Decision Making Body Through the Design Review Process (Article 20) Taking into Account the Provisions of Section 2.504(b)(3). FAR Above 0.50 Requires Planning Commission Approval Pursuant to Section 10-2.2303(a)(8)(C).	
Height limit (2)	35 ft	Standards to be Determined by the Decision Making Body through the Planned Development Permit Process Pursuant to Article 23 (7)
Landscaping	Standard to be Determined by the Decision Making Body Through the Design Review Process (Article 20) Subject to the Requirements of Article 12 (Landscaping Standards) and Adopted Landscape Guidelines. Oak Trees Shall be Emphasized Along Street Frontages and Within Setback Areas Visible to the Public.	
Parking	As required by Section 10-2.504(b)(2) and Article 14 (Parking and Loading Standards)	

**Table 2-5
COMMERCIAL AND MANUFACTURING DISTRICT GENERAL
DEVELOPMENT STANDARDS (Continued)**

Development Feature	Development Standards Applicable to VMU Zoning District	
	Basic Allowance	Planned Development Permit

Notes:

(1) Maximum percentage of site area that may be covered by structures.

(2) Maximum allowed height of structures. See also Section 10-2.803 (Height Measurement and Exceptions).

(3) Please see Table 3-1 (Allowed Projections into Setbacks) and Table 3-2 (Minimum Distance Between Structures).

(4) See Section 10-2.504(b)(1).

(5) Existing legal non-conforming parcels of record that do not conform to specific lot standards may still be developed under the provisions of Article 5. See Section Sec. 10-2.1321.

(6) For reverse corner lots, the street side yard setback shall be not less than fifty percent (50%) of the front yard setback required on the key lot immediately adjacent to the corner lot; provided that in no case shall the buildable width of a reverse corner lot be reduced to less than sixty percent (60%) after providing the required side yard setback for interior lots; provided, however, that in no event shall the street side yard setback be reduced to less than ten (10) feet.

(7) The parcel limitation of five (5) net acres prescribed in Section 10-2.2303(a)(7) shall not apply to parcels within the VMU Zoning District.

(8) "Median Setback" includes all developed lots on the same street frontage and block and constitutes the mid-point of the front yard setback for all such developed lots.

SECTION 10. Title 10, Chapter 2, Article 23, Sections 10-2.2303(a)(7) and (a)(8) of the Ojai Municipal Code are hereby amended to read as follows:

(a) (7) Not be applied to any parcel having a net area of less than five (5) acres. This limitation shall not apply to parcels within the VMU Zoning District. Furthermore, the Commission may modify this requirement if it determines that the proposed development project is suitable for development as a single unit. Factors to be considered include the location of the development with respect to public streets and public open spaces;

(8) Allow the modification of specified development standards.

(A) May adjust or modify, where necessary and justifiable, all applicable development standards (e.g., building envelope, parking, street layout) identified in these Zoning Regulations, with the exception of an increase in the applicable density/intensity provisions.

(B) Developments proposing increased density and/or intensity standards may only be approved by the Council in compliance Article 9 of this chapter.

(C) Developments in the VMU Zoning District proposing increased lot coverage over 50% or floor area ratio over .50 may only be approved by the City Council in compliance with Article 5.

SECTION 11. Title 10, Chapter 2, Article 23, Section 10-2.2304 of the Ojai Municipal Code is hereby amended to read as follows:

Sec. 10-2.2304. - Applicability.

The provisions of this article apply to all property identified in the General Plan with one of the following designations:

- (a) Special Housing Overlay (SPL) for projects with densities in excess of 20 dwelling units per acre
- (b) Manufacturing Planned Development (MPD);
- (c) Village Mixed-Use (VMU) for projects in excess of the Basic Allowance set forth in Table 2-5 of Section 10-2.504.”

SECTION 12. Title 10, Chapter 2, Article 17, Section 10-2.1709 of the Ojai Municipal Code is hereby amended by adding a new subpart (f) of to read as follows:

- (f) *Amnesty program.* Until June 30, 2014, the owners of existing residential second units (as defined in Section 10-2.1709(a)(3)) which existed prior to January 1, 2006, and not recognized as lawfully permitted may apply for an amnesty permit pursuant to the Second Dwelling Amnesty Program Guidelines (“Amnesty Guidelines”) adopted by the City Council pursuant to this section. If approved, as provided in the Amnesty Guidelines, the Amnesty Permit shall convey legal nonconforming status on the second unit pursuant to Article 13.
 - (1) Except as specifically provided in the Amnesty Guidelines, amnesty permits shall not be subject to the normal requirements for residential second units specified in this Code, but instead shall be subject to the specific requirements contained in Amnesty Guidelines.
 - (2) Until June 30, 2014, permit processing and development impact fees within the control of the City shall be discounted for residential second units which qualify for an Amnesty Permit. The amount of such fees shall be set forth in a fee resolution adopted by the City Council independent of this Ordinance.

SECTION 13. Title 10 of the Municipal Code of the City of Ojai is hereby amended by adding a new Chapter 16 entitled " Report Of Residential Building Records" to read as follows:

Sec. 10-16.01. – Intent.

Pursuant to Article 6.5, Chapter 10, Part 2, Division 3, Title 4 of the Government Code of the State of California (commencing with Section 38780) , it is the intent of the City Council to assure that the buyer of a residential building within the City of Ojai has the opportunity to be furnished with a report of matters of City record pertaining to the authorized use, occupancy, and zoning classification of real property prior to sale or exchange, so that buyers may protect themselves against undisclosed restrictions on the use of the property.

Sec. 10-16.02. – Definitions.

- (a) *Agreement of sale or exchange.* Any agreement or written instrument which provides that title to any property shall thereafter be transferred from one owner to another owner.
- (b) *Owner.* Any person, partner or partnership, association, corporation, or fiduciary having legal or equitable title or any interest in any real property.
- (c) *Residential building.* Any improved real property designed or permitted to be used for dwelling purposes, situated within the City, and shall include the building or structures located on said improved real property.

Sec. 10-16.03. – Report required.

At the time of entering into an agreement of sale or exchange of any residential building, the owner or the owner's authorized representative shall inform the purchaser of the purchaser's right to compel the owner to obtain from the City a report of the residential building record prior to the consummation of the sale, showing the regularly authorized use, occupancy, and zoning classification of such property. Said report shall be valid on the day of issuance. Said report may be waived by the purchaser by a written instrument acknowledging the understanding that the purchaser is entitled to such a report, but does not want one and waives this right to have such a report presented to the purchaser prior to the close of the transaction. No owner shall permit an escrow to close until a receipt for such report or waiver substantially in the form called for in this Section is filed with the escrow holder and the Director. Where an escrow is not used, the receipt or waiver shall be filed with the Director.

Sec. 10-16.04. - Application.

Upon application of the owner or the owner's authorized agent and payment of applicable fees as established by the City Council, the Director shall review pertinent City records and deliver within seven (7) days from the date of receipt of written application therefore or as soon as possible thereafter, to the applicant, a report of residential building records which shall contain the following information insofar as it is available: (i) the street address and legal description of the subject property; (ii) the Zoning District classification and authorized use as set forth in this Code; (iii) the occupancy as indicated and established by permits of record; (iv) variances, special use permits, exceptions, and other zoning requirements; and (v) any special restrictions in use or development which may apply to the subject property.

Sec. 10-16.05. - Delivery of report.

If the residential building report is not waived in accordance with the provisions of Section 10-16.03, the owner or the owner's authorized representative shall deliver the residential building record report or cause the residential building record report to be delivered to the

purchaser of the property prior to the close of escrow, or if there be no escrow, prior to the consummation of the sale or exchange.

The purchaser shall execute a receipt for such report or a waiver in conformance with Section 10-16.03 and said receipt for such report or waiver shall be filed by the owner with the Director as evidence of compliance with the provisions of this Chapter.

Sec. 10-16.06. - Change of status.

In the event the owner or the purchaser wishes a previously-rendered report -updated to reflect a change of any reported item prior to the close of escrow, the owner shall obtain a supplemental report that will present current record. A supplemental report may be obtained only within a period of six (6) months from the date of issuance of the original report upon the payment of the prescribed fee.

Sec. 10-16.07. - Exceptions.

The provisions of this Chapter shall not apply to the first sale of a residential building located in a subdivision whose final map has been approved and recorded in accordance with the Subdivision Map Act not more than two years prior to the first sale. None of the provisions of this chapter shall be deemed to impose any duties, obligations, liabilities, or responsibilities on the part of any escrow holder to any owner, purchaser, transferee, or seller of any residential building.

Sec. 10-16.08. - Penalties.

In accordance with Government Code Section 38775, no sale or exchange of residential property shall be invalidated solely because of the failure of any person to comply with any provision of an ordinance adopted pursuant to this article unless such failure is an act or omission which would be a valid ground for rescission of such sale or exchange in the absence of this article.

SECTION 14. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases or portions might be declared invalid or unconstitutional.

SECTION 15. The City Clerk shall cause this Ordinance to be published once, within fifteen (15) calendar days after its passage, in the *Ojai Valley News*, a newspaper of general circulation, printed, published and circulated in the City, and shall cause a copy of this Ordinance and its certification, together with proof of publication, to be entered in the Book of Ordinances of the City.

SECTION 16. This Ordinance shall become effective on the thirty-first (31st) day after its adoption.

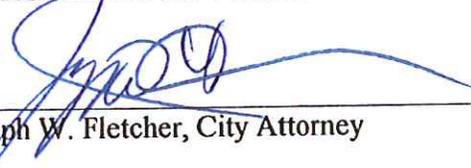
CITY OF OJAI, CALIFORNIA

By 
Paul Blatz, Mayor

ATTEST:


Rhonda K. Basore, City Clerk

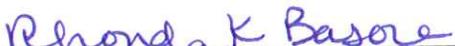
APPROVED AS TO FORM:


Joseph W. Fletcher, City Attorney

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)
)
CITY OF OJAI)

I, Rhonda K. Basore, City Clerk of the City of Ojai do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Ojai held on April 9, 2013, and adopted at a regular meeting held on May 28, 2013, by the following vote:

AYES: Blatz, Smith, Strobel
NOES: Clapp, Lara
ABSTAIN: None
ABSENT: None


Rhonda K. Basore
City Clerk for the City of Ojai