

Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB

ORDINANCE 1673 AN ORDINANCE OF THE CITY OF SEAL BEACH AMENDING TITLE 11 OF THE SEAL BEACH MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND RELATED DEVELOPMENT STANDARDS (ZONE TEXT AMENDMENT 18-2), AND REPEALING URGENCY ORDINANCE NO. 1662 THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES ORDAIN AS FOLLOWS: SECTION 1. Findings and Purpose. (a) The City of Seal Beach (the "City") is a charter city duly organized under the constitution and the laws of the State of California. (b) Zoning and development standards for accessory dwelling units are governed by Government Code Section 65852.2, which imposes certain restrictions on the ability of cities, including charter cities, to regulate accessory dwelling units. (c) Effective January 1, 2017, Assembly Bill ("AB") 2299 and Senate Bill ("SB") 1069 (hereinafter "2016 legislation") amended Government Code Section 65852.2 to further restrict the standards cities may impose on second units (now called "accessory dwelling units"). Pursuant to adoption of Urgency Ordinance No. 1662, effective December 12, 2016 and extended to be effective through and including December 12, 2018, the City amended the Zoning Code to bring its ordinances into compliance with Government Code Section 65852.2, as amended by AB 2299 and SB 1069. (d) Effective January 1, 2018, AB 494 AB 494") and SB 229 (hereinafter "2017 legislation") amended Government Code Section 65852.2 to place additional restrictions on cities' ability to require parking for accessory dwelling units and expands the application of certain restrictions by modifying the definition of "existing" dwellings to also include "proposed" dwellings, including accessory dwelling units proposed on lots with an existing single-family residence as well as lots on which the applicant proposes an accessory dwelling unit and a single-family home simultaneously. (e) During the 2018 legislative session, the Legislature adopted SB 1333, to be effective January 1, 2019, which amended various provisions of the State Planning and Zoning Law to address the lack of affordable housing in California, including by amending certain statutes to make them applicable to charter cities, including but not limited to the legislative findings contained in Government Code Section 65852.150 regarding the importance of accessory dwelling units as a form of housing to assist the State in meeting its severe housing crisis. (e) Pursuant to the 2016, 2017 and 2018 legislation, Government Code Section 65852.2 requires that the City's zoning provisions regarding accessory dwelling units incorporate these additional State-mandated standards. (f) Pursuant to the authority granted in Government Code Section 65852.2(a) through (e), the City Council hereby designates those zoning districts or other areas in which accessory dwelling units may be located, and the development standards applicable to the construction of accessory dwelling units within those designated zoning districts. The City Council hereby finds that lots in the RHD-20 District located in Old Town and the Surfside Colony area of the RLD-9 District cannot accommodate accessory dwelling units because this zoning district contains substandard lots, insufficient setbacks between neighboring lots, and is characterized by a lack of both adequate on-street and off-street parking for existing primary dwelling units. Government Code Section 65852.2, as amended, eliminates in some instances, off-street parking requirements for accessory dwelling units and consequently would further negatively impact the ability of property owners in Old Town and Surfside Colony to provide sufficient off-street parking for the primary residence on-site, and would also result in increased public safety impacts, in particular those related to fire, traffic and access. Allowing accessory dwelling units in Old Town and Surfside Colony would preclude the City from being able to provide adequate fire protection services to residents of the subject site, as well as nearby property owners, resulting from severely restricted access to the primary residence or to detached accessory dwelling units from the public street. In addition, elimination of off-street parking requirements for certain accessory dwelling units will increase a zoning district already characterized by a severe shortage of on-street public parking for residents within those zoning districts, particularly those who require their own vehicles for transportation to jobs and for medical treatment. Section 65852.2, as amended, provides that offstreet parking for accessory dwelling units shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based on specific site or regional topographical or fire and life safety conditions. The lots in other zoning districts are insufficient in size to allow parking in rear, side or front yard setbacks, due to the parking requirements for the primary dwelling unit and restricted driveway length and width, and limited distance between neighboring lots. Allowing parking in rear, side and front yard setbacks in the City's other zoning districts is not feasible, due to fire and other life safety concerns. The addition of accessory dwelling units and the corresponding need for additional parking and/or relocation of existing parking for the primary dwelling unit would result in restricted ingress and egress between the public street and the primary dwelling unit and accessory dwelling unit, and therefore setback parking is not allowed. The provisions set forth in this ordinance balance the requirements of Government Code Section 65852.2 with the unique topographic, traffic, parking and fire issues characteristics of properties and zoning districts within the City. **SECTION 2.** Table 11.2.10.015 of the Seal Beach Municipal Code is hereby amended as follows: **11.2.05.015 Development Standards.** Table 11.2.05.015: Development Standards for Residential Districts, prescribes the development regulations for residential districts, including lot dimensions, building form and location, pedestrian orientation, vehicle accommodation and other standards. The "Supplemental Regulations" column indicates more detailed explanations or regulations that follow the table (by letter designation) or that are located elsewhere in this zoning code. The designations "RLD-9" etc. indicate the base residential district designation and the maximum number of residential units allowed per net acre.

Table 11.2.05.015

DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS

	RLD-9	RLD-15	RMD-18	RHD-20	RHD-33	RHD-46	Supplemental Regulations
Density/Intensity of Use - Lot Dimensions							
Maximum Density	1 unit per 5,000 sq. ft. of lot area, plus an "Accessory Dwelling Unit"	1 unit per 3,000 sq. ft. of lot area, plus an "Accessory Dwelling Unit"	1 unit per 2,500 sq. ft. of lot area	1 unit per 2,178 sq. ft. of lot area	1 unit per 1,350 sq. ft. of lot area	1 unit per 960 sq. ft. of lot area	See Section 11.4.05.115 for Attached Dwelling Unit standards. See Subsection A for Surfside

	Unit ¹						Standards
Maximum Density with State Affordable Housing Bonus (du/ac)							See Chapter 11.4.55: Affordable Housing Bonus
Minimum Lot Area (sq. ft.)							
Interior Lots	5,000	3,000	5,000	2,500	5,000	5,000	(W) See Section 11.4.05.115 for Accessory Dwelling Unit standards.
Corner Lots	5,500	3,000	5,500	2,500	5,500	5,500	(W) See Section 11.4.05.115 for Accessory Dwelling Unit standards.
Nonresidential Uses	10,000	10,000	10,000	10,000	10,000	10,000	
Minimum Lot Size (ft.)							

	RLD-9	RLD-15	RMD-18	RHD-20	RHD-33	RHD-46	Supplemental Regulations
Interior Lots	50 x 100	30 x 80	50 x 100	25 x 100	50 x 100	50 x 100	(W)
Corner Lots	55 x 100	35 x 80	50 x 100	25 x 100	55 x 100	55 x 100	(W)
Minimum Floor Area (sq. ft.)							
Primary Dwelling Unit	1,200	1,200 (E)	950	950	950	950	L-1
Efficiency Accessory Dwelling Unit	150	150	150	150	150	150	L-1
1-Bedroom Accessory Dwelling Unit	400	400	400	400	400	400	L-1
2+-Bedroom Accessory Dwelling Unit	600	600	600	—	—	—	L-1
Maximum Floor Area for Accessory Dwelling Units							
Detached Accessory Dwelling Unit	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	—	—	—	
Attached Accessory Dwelling Unit	50% of existing living area of primary unit, to maximum of 1,200 sq. ft.	50% of existing living area of primary unit, to maximum of 1,200 sq. ft.	50% of existing living area of primary unit, to maximum of 1,200 sq. ft.	—	—	—	L-4
Maximum Lot Coverage (%)	(B)	67	50	75 (B)	60	80	(B) (W)
Substandard Lot Standards	Yes	Yes	Yes	Yes	Yes	Yes	(C)
Building Form and Location							
Minimum Yards							

	RLD-9	RLD-15	RMD-18	RHD-20	RHD-33	RHD-46	Supplemental Regulations
(ft.)							
Front - Minimum	(D)	(E)	Average 12; minimum 6	Average 12; minimum 6	18	18	(D) (E) (W); L-3
Interior Side - Minimum	(A) (D)	(E)	10% of lot width; 3 ft. minimum; 10 ft. maximum	10% of lot width; 3 ft. minimum; 10 ft. maximum	10% of lot width; 3 ft. minimum; 10 ft. maximum	10% of lot width; 3 ft. minimum; 10 ft. maximum	(A) (D) (E) (W)
Corner Side - Minimum	15% of lot width; 10 ft. maximum	(E)	15% of lot width; 10 ft. maximum	15% of lot width; 10 ft. maximum	15% of lot width; 10 ft. maximum	15% of lot width; 10 ft. maximum	(E) (W)

Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB

Rear	10	(E)	5 ft.; but when abutting an alley 24 ft. minus width of the alley.	24 ft. minus width of the alley.	24 ft. minus width of the alley.		(E) (W)
Main Building Envelope							
Flood Zone Heights	Yes	Yes	Yes	Yes	Yes	Yes	(F)
Maximum Height (ft.)	25 (A) (G) (not to exceed 2 stories)	25 (E)	(G)	25	35	35	(A) (G) (E) (W)
Maximum Height of Downslope Skirt Walls (ft.)	6	6	6	6	6	6	(H)

Coastal Development Permit	See Chapter 11.4.35: Coastal Development Permit
Reasonable Accommodations	See Chapter 11.5.30: Reasonable Accommodations

L-1: Accessory Dwelling Units are not allowed in the RHD-20 District located in Old Town or the Surfside Colony area of the RLD-9 zone due to fire, access, parking and traffic impacts, except that one accessory dwelling unit per lot may be constructed within the existing space of an existing single-family residence or existing accessory structure within a zone for single-family use if the accessory dwelling unit meets all the requirements set forth in Subsection T of this Section. L-2: Exterior stairways providing access from the ground level and/or the first floor to the second floor or above are prohibited when such stairways are not specifically required by the California Building Code. Exterior stairways may be permitted through the building permit process in the RLD-9 district on properties with a second story kitchen existing as of March 9, 1998. In such a case, a covenant shall be recorded on the title of the property stipulating the property is to be used only as a Single-Unit dwelling. **Exception:** Exterior stairways may be permitted on Single-Unit dwellings located within identified flood zones upon approval of an administrative use permit pursuant to Chapter 11.5.20: Development Permits. L-3: Refer to Appendix A - City Council Approved Blanket Setback Variances. L-4: As used in this Section, "living area" means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure. **SECTION 3.** The following regulation is hereby amended in Section 11.4.05.115 of the Seal Beach Municipal Code: **11.4.05.115 Residential Uses—Accessory Dwelling Units.** The following regulations are intended to comply with Government Code Sections 65582.1, 65583.1, 65589.4, 65852.150, 65852.2, and 66412.2 or any successor statutes, on accessory dwelling units and implement the general plan, by allowing accessory units in specified residential districts subject to the following requirements:

	RLD-9	RLD-15	RMD-18	RHD-20	RHD-33	RHD-46	Supplemental Regulations
Projections	Yes	Yes (E)	Yes	Yes	Yes	Yes	(I) (E) (W)
Minimum Distance Between Buildings on the Same Lot (ft.)	6	6	6	6	6	10-20	(J)
Minimum Court Dimensions (ft.)	—	—	—	—	15	15	
Building Design							
Exterior Stairways Prohibited	Yes	Yes	Yes	Yes	No	No	L-2
Porches	Yes	—	—	Yes	—	—	(K)
Vehicle Accommodation							
Off-Street Parking and Loading	See Chapter 11.4.20: Off-Street Parking and Loading						
Maximum Number of Curb Cuts for Driveway	1 (L)	1	1	1	1	1	(L)
Maximum Width of Driveway (ft.)	18	—	—	—	—	—	(M)
Limitations on Parking and Garage Frontage	Yes	Yes	Yes	Yes	Yes	Yes	(N)
Landscaping and Open Space							
Minimum Permeable Surface/Maximum Paving in Street-Facing Yards (%)	60/50	60/50	60/50	60/50	60/50	60/50	(O)
Minimum Site Area Devoted to Landscaping (%)	25	15 (E)	15	Yes	15	15	(E), (P); See also Section 11.4.30.015
Planting Required on Downslope Lots	Yes	Yes	Yes	Yes	Yes	Yes	(Q)
Pedestrian Walkways	—	—	Yes	Yes	Yes	Yes	(R)
Other Development							

- A. **Accessory Dwelling Units Subject to Administrative Review.** 1. Application. An application for an dwelling unit that meets the standards contained in Subsections (B) through (U) of this Section 11.4.05.115 shall be approved ministerially without discretionary review, notice or public hearing. An application for an accessory dwelling unit shall be submitted to the Director of Development Services concurrently with submittal of an application for a building permit on a form provided by the City. The application form shall specify the information from the applicant. The City Council may establish a fee for the application. 2. Decision. The Director shall consider the application without discretionary review, public notice or hearing in accordance with Chapter 11.5.25, Chapter 11.5.25 Director Determinations. The Director shall approve the application if he or she determines the application meets all requirements and standards in subsections (B) through (U) of this Section 11.4.05.115 and in the applicable zoning district. The Director shall deny the application if he or she determines it does not meet all such requirements. The decision of the Director may be appealed in accordance with Section 11.5.25.025.
- B. **Locations Allowed.** Accessory dwelling units may be established on any lot in the RLD-9 and RLD-15 Districts, and in the RMD and RHD Zones, excluding Old Town and Surfside except as provided in Subsection T, where a primary single-unit dwelling has been previously established or is proposed to be established in conjunction with an application for construction of an accessory dwelling unit, subject to compliance with all requirements of this section and the requirements of the underlying zoning district. Only one accessory dwelling unit is permitted per primary single-unit dwelling on the same lot.
- C. **Primary Dwelling Unit.** A legal single-unit dwelling (the "primary dwelling unit") must exist on the lot or must be constructed on the lot in conjunction with the construction of the accessory dwelling unit. Such primary dwelling unit is further defined as a building that provides complete, independent living facilities, as defined herein, for one or more persons as defined herein.
- D. **Independent Living Facilities.** An accessory dwelling unit shall provide independent living facilities for one or more persons and include permanent provisions for living, sleeping, eating, cooking (including a kitchen, as defined herein), and sanitation.
- E. **Lot Size and Floor Area.**
 1. Minimum Lot Size. The lot or parcel on which the accessory dwelling unit is proposed to be located must be at least five thousand (5,000) square feet in size.
 2. Maximum and Minimum Floor Area. The maximum and minimum floor areas of an accessory dwelling unit are set forth in Table 11.4.05.115.E: Accessory Dwelling Unit—Maximum and Minimum Floor Area.

Table 11.4.05.115.E ACCESSORY DWELLING UNIT—MAXIMUM AND MINIMUM FLOOR AREA

Type of Accessory Dwelling Unit	Area (Square Feet)
Maximum Floor Area	
Detached	1,200
Attached	50% of existing living area of primary residential unit, maximum increase of floor area of 1,200**
Minimum Floor Area	
Efficiency	150
1-Bedroom	400
2-Bedroom	600

- **Living area": See definition of "living area" in Table 11.2.05.015, Note (L-4).
- F. **Zoning Requirements.** Except as otherwise provided in this Section, ministerial approval for an accessory dwelling unit shall not be issued unless the proposed accessory dwelling unit complies with the same height, setback, lot size, lot coverage, and other applicable zoning requirements as apply to the primary dwelling unit
 - G. **Access; Entrance Location and Visibility.** The accessory dwelling unit shall provide an exterior access separate from the primary dwelling unit. The exterior access shall be a standard exterior door and shall be located in a manner that will

	RLD-9	RLD-15	RMD-18	RHD-20	RHD-33	RHD-46	Supplemental Regulations
Standards							
Accessory Structures	Yes	Yes	Yes	Yes	Yes	Yes	See Section 11.4.05.100; (W)
2-Story Cabanas/Manufactured Homes	—	—	—	—	Yes	—	(S)
Roof Decks	Yes	—	Yes	Yes	Yes	Yes	(T)
Solar Access	Yes	Yes	Yes	Yes	Yes	Yes	See Section 11.4.10.045
Walls and Fences	Yes	Yes	Yes	Yes	Yes	Yes	See Chapter 11.4.15
General Site Standards	See Chapter 11.4.10: General Site Standards						
Landscaping and Buffer Yards	See Chapter 11.4.30: Landscaping and Buffer Yards						
Signs	See Chapter 11.4.25: Sign Regulations						
Nonconforming Structures	See Chapter 11.4.40: Nonconforming Uses, Structures, and Lots						

Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB

preserve, to the greatest extent feasible, the privacy of the primary residence, other accessory structures and any adjoining residences. In order to maintain the single-unit residential character of the street, the entrance to the accessory dwelling unit shall be located so that it is not visible from the public right-of-way. The accessory dwelling unit shall not have interior access from or to the primary dwelling unit.

- H. **Emergency Access.** An accessory dwelling unit may be permitted only on a lot with access to a public street that meets the fire apparatus access road requirements of the California Fire Code Section 902.2.2.1 et seq. or any successor regulations.
- I. **Parking.**
 - 1. Number required. Except as otherwise provided in this subsection, 1 space per accessory dwelling unit or per bedroom, whichever is less, The required offstreet parking space for the accessory dwelling unit may be provided in a rear yard setback or side yard setback area or through as tandem parking on a driveway, subject to compliance with all other requirements of this Section. The offstreet parking space for an accessory dwelling unit shall not be located within the front yard setback area. No accessory dwelling unit shall be allowed unless the existing or proposed primary dwelling is also in compliance with all applicable parking requirements of this Code. An accessory dwelling unit is not required to provide parking in any of the following instances: (a) The accessory dwelling unit is located within one-half mile (as measured by public pedestrian or vehicle access) of public transit. (b) The accessory dwelling unit is located within an architecturally and historically significant historic district. (c) The accessory dwelling unit is part of the proposed or existing primary residence or an existing accessory structure. (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 vehicle located within one block of the accessory dwelling unit.
 - 2. Obstructions. The location of the required parking space(s) for an accessory dwelling unit shall not obstruct the parking of the primary unit or ingress and egress from the public street. At least one of the required parking space(s) for the accessory dwelling unit and at least one of the required parking space(s) for the primary dwelling unit shall each be independently accessible at all times so that clear access is provided for each subject motor vehicle to access the public street, and the configuration of the parking shall not obstruct fire and other public safety access to and from the primary dwelling unit or accessory dwelling unit. Parking for the accessory dwelling unit may be permitted in rear yard setback or side yard setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in rear yard setback or side yard setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.
 - 3. Replacement on Demolition or Conversion. When an existing garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, or an existing garage, carport or covered parking structure is converted to an accessory dwelling unit, any required off-street parking for the primary dwelling unit shall be replaced elsewhere on the subject property in a ratio of one to one in accordance with the requirements of this Code as set forth in Table 11.4.20.015.A.1. The replacement spaces for the primary dwelling unit may be located in any configuration on the same lot as the 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, and in accordance with the requirements of this Code as set forth in Section Table 11.4.20.015.A.1, except that no replacement parking for the primary dwelling unit shall be located within the front yard setback area. No accessory dwelling unit shall be permitted which shall cause the parking spaces for the primary dwelling unit to fall below the minimum required number of parking spaces for the primary unit. The requirement for replacement parking shall not apply to an accessory dwelling unit described in Subsection I.1(a) through (e) of this Section.
 - 4. Notwithstanding any of the foregoing, parking for any attached or detached accessory dwelling unit shall not obstruct any public sidewalk, public street or any other public right-of-way for pedestrian travel, including but expressly not limited to, passage by a person in a wheelchair, and shall not obstruct any fire road, fire lane or other emergency access.
- J. **Separation Requirements.** Detached accessory dwelling units, which do not share any walls with the primary dwelling unit, shall be separated by at least ten (10) feet from the primary dwelling unit.
- K. **Common Walls.** Any common wall separating the attached accessory dwelling unit from the primary dwelling unit shall be soundproofed. Details of the proposed means of soundproofing shall be submitted with plans for construction.
- L. **Ownership and Occupancy Requirements.** 1. Owner Occupancy Required. The property shall be the primary residence of the property owner. The owner must occupy either the primary dwelling unit or accessory dwelling unit as his or her primary principal residence as long as the accessory dwelling unit exists. 2. Rental Occupancy. The residential unit on the property that is not occupied by the owner of the property in conformance with this subsection may be rented for no less than thirty(30) consecutive days at any time. 3. Sale of Accessory Dwelling Units. The accessory dwelling unit shall not be sold, transferred or assigned separately from the primary dwelling unit. The lot upon which the accessory dwelling unit and primary unit are located shall not be subdivided in any manner that would authorize such sale, transfer assignment or ownership. 4. Annual Verification. The property owner shall annually submit written verification under penalty of perjury on an annual basis, no later than January 1st of each year, to demonstrate that the owner continues to occupy either the primary dwelling unit or the accessory dwelling unit as his/her primary principal residence. Annual verification may consist of proof of homeowner property tax exemption or other written documentation sufficient to establish that the primary dwelling unit or the accessory dwelling unit is the property owner's primary residence to the satisfaction of the Director.

M. **Deed Restrictions.** Before obtaining a building permit for the accessory dwelling unit, the owner of the lot or parcel shall execute and record with the County Recorder a declaration or agreement of restrictions, which has been approved by the city attorney as to its form and content, containing all restrictions set out in Subsection L and the following provisions: 1. The accessory dwelling unit shall be considered a legal unit, and may be used as habitable space, only so long as either

the primary dwelling unit or the accessory dwelling unit is occupied by the owner of record of the property. 2. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall result in legal action against the property owner. 3. The deed restriction shall further provide that violation of the code will be subject to administrative fines and penalties as contained in Chapter 1.15 of the Seal Beach Municipal Code and may be enforced in accordance with the code and applicable law.

- N. **Impact on Historic Resources.** No accessory dwelling unit may be approved if located on, or adjacent to, real property that is listed on the California Register of Historic Places. (Ord. 1598)
- O. **Setbacks.**
 - 1. Conversion of Existing Structure. No setback shall be required for an existing garage or existing accessory/detached building or portion of an existing garage (or other accessory/detached building) that is converted to an attached accessory dwelling unit, provided it meets fire and building code requirements. An accessory dwelling unit constructed above an existing garage shall have a minimum setback of five feet. 2. Construction of New Detached Accessory Dwelling Unit. If an existing primary dwelling unit is nonconforming as to side yard or rear yard setbacks, a new detached accessory dwelling unit shall not be permitted.
- P. **Design Criteria.**
 - 1. Architectural style and building form of Accessory Dwelling Units shall match the color, style and form of the primary residence. Architectural details, including, but not limited to windows, roof pitch, and trim shall match the main building on the property. 2. Lighting shall be shielded or directed so that it does not glare off-site or illuminate the primary residence or adjacent property. 3. Windows shall be located to avoid line of sight to windows of adjacent properties. Obscured glass and other techniques may be used to avoid line of sight.
- Q. **Health and Safety.**
 - 1. Accessory dwelling units must, at a minimum, adhere to the fire safety standards in the Building and Fire Code for residential structures and use measures such as fire preventative site design, landscaping and building materials, and other required fire suppression techniques as determined by the Fire Marshal. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. 2. Accessory dwelling units proposed to be developed in areas of geologic hazard must not be endangered by, nor contribute to, hazardous conditions on the site or on adjoining properties. 3. If the accessory dwelling unit proposed to be developed is in a Special Flood Hazard Area identified on the City's Flood Insurance Rate Map and/or in an area known for flooding, the finished floor level of the improvements shall be above the base flood elevation.
- R. **Building Permits and Codes.** In addition to the provisions herein, accessory dwelling unit construction shall be subject to all applicable provisions and requirements of Title 9 of this code.
- S. **Illegal Units.** Any illegal building additions or accessory structures on the parcel or lot shall be brought into compliance with the Code prior to approval of the accessory dwelling unit.
- T. **Conversion of Existing Spaces to an Attached Accessory Dwelling Unit.** Notwithstanding any other applicable requirements of this Section, the Director of Development Services, or designee, shall ministerially approve an application for an accessory dwelling unit in conjunction with a building permit to create an attached accessory dwelling unit only if all of the following requirements are met:
 - 1. The proposed attached accessory dwelling unit will be located within a zone allowing for single-family uses; 2. The proposed attached accessory dwelling unit is contained entirely within the existing space of the existing single-family residence or existing accessory structure on the lot; 3. The proposed attached accessory dwelling unit has independent exterior access from the existing primary residence that complies with Subsection G of this Section; 4. The side and rear setbacks of the proposed attached accessory dwelling unit are sufficient for fire safety; 5. Only one accessory dwelling unit shall be allowed per single-family lot; and the lot on which the attached accessory dwelling unit is proposed to be established shall not contain any existing attached or detached accessory living quarters, accessory dwelling units, second units, granny flats, guest houses, servant's quarters, or similar facilities, unless the proposal includes demolition or modification of such facilities so as to comply with the provisions of this Subsection; 6. The attached accessory dwelling unit shall contain no more than one bedroom; and 7. The proposed attached accessory dwelling unit approved pursuant to this Subsection shall comply with Subsections L and M relating to owner-occupancy and deed restrictions for either the primary dwelling unit or accessory dwelling unit created through this process.
- U. **Coastal Zone.** Notwithstanding any other provision of this Code, accessory dwelling units proposed in the Coastal Zone shall comply with all applicable requirements of the City's Local Coastal Plan and the California Coastal Act (Public Resources Code Section 30000 et seq.), as amended from time to time, including but expressly not limited to, a coastal development permit. See Chapter 11.4.35.

SECTION 4. The following regulations are hereby amended in Table 4.20.015.A.1 of the Seal Beach Municipal Code: **Table 11.4.20.015.A.1 REQUIRED PARKING**

Use Classification	Required Off-Street Parking Spaces	Additional Regulations
Residential Use Types		
Single-Unit Dwelling	2 spaces per studio unit.	
	2 spaces per dwelling unit for each unit of 1 to 5 bedrooms.	
	3 spaces per dwelling for each unit of 6 bedrooms or more plus 1 additional space for each bedroom above 6 total bedrooms in the dwelling unit.	See also Section 11.2.05.015.N: Limitations on Parking and Garage Frontage. All required spaces must be located in a garage. See also Section 11.2.05.015.N.4:

Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB
		Required Garage Exception—RLD-9 District. See also Section 11.2.05.015.N.5: Required Garage Exception—Surfside. See also Section 11.2.05.015.N.6: Required Garage Exception—RHD-20 District. See also Section 11.4.40.010.B: Maintenance, Nonstructural Repairs and Interior Alterations. Note: Additions to existing single-unit dwellings may have a reduced parking requirement approved by minor use permit subject to Chapter 11.5.20: Development Permits.		Public Maintenance and Service Facilities	To be determined by director, who may require parking demand analysis.	
				Public Safety Facilities	To be determined by director, who may require parking demand analysis.	
				Religious Facilities	1 space per 5 fixed seats or per 75 square feet of main assembly area, whichever is greater. Each 24" of bench type seating is considered 1 seat.	
				Residential Care Facilities		
				Residential Care, General	1 space per 2 employees, plus 1 space per facility vehicle.	
				Residential Care, Limited	None required above the requirement for the residential dwelling type.	
				Residential Care, Senior	1 space per 5 beds.	
				Schools, Private	Junior high/elementary school: 1 space per classroom, plus 1 space per 300 square feet of office area. High school: 1 space per classroom, plus 1 space per 300 square feet of office area, plus 1 space per 10 students.	
Accessory Dwelling Unit	1 space per accessory dwelling unit or per bedroom, whichever is less.	Section 11.4.05.115.I: Residential Uses - Accessory Dwelling Units. Required spaces may be provided in tandem configuration on a driveway or in rear yard or side yard setback areas, subject to topographical or public safety requirements per Section 11.4.05.115.I.2. For replacement spaces. see Section 11.4.05.115.I.3.				
Two-Unit Dwelling; Multiple-Unit Residential	2 spaces per dwelling unit for each unit. 1 guest space for every 7 units. 1 space per dwelling unit, inclusive of guest parking, for each studio or one-bedroom unit in a development meeting the	See also Section 11.2.05.015.N: Limitations on Parking and Garage Frontage. All spaces except guest spaces must be located in a garage or carport.				

Use Classification	Required Off-Street Parking Spaces	Additional Regulations
	minimum requirements of Chapter 11.4.55: Affordable Housing Bonus.	
Small Family Day Care	No additional spaces required (besides the required spaces for the residential dwelling).	
Large Family Day Care	1 space per employee, with a minimum of 3 provided.	Section 11.4.05.045.B: Large Family Day Care Homes
Group Housing	0.5 space per unit	See also Section 11.2.05.015.N: Limitations on Parking and Garage Frontage.
Senior Citizen Housing	0.5 space per unit	See also Section 11.2.05.015.N: Limitations on Parking and Garage Frontage
Transitional Housing	0.5 space per unit	See also Section 11.2.05.015.N: Limitations on Parking and Garage Frontage
Public, Semi-Public, and Service Use Types		
Cemetery	To be determined by Director, who may require a parking demand analysis.	
Clubs and Lodges	1 space per 5 fixed seats or per 75 square feet of main assembly area, whichever is greater. Each 24" of bench type seating is considered 1 seat.	
Community Center	1 space per 5 fixed seats or per 75 square feet of main assembly area, whichever is greater. Each 24" of bench type seating is considered 1 seat.	
Social Service Organization	To be determined by director, who may require parking demand analysis.	
Cultural Institutions	1 space per 5 fixed seats or per 75 square feet of main assembly area, whichever is greater. Each 24" of bench type seating is considered 1 seat.	

Use Classification	Required Off-Street Parking Spaces	Additional Regulations
Day Care Center	1 space per employee, with a minimum of 3 spaces provided.	Section 11.4.05.045.C: Child Day Care Center
Golf Course	Minimum of 5 spaces per hole.	
Government Offices	1 space per 400 square feet.	
Hospitals and Clinics		
Hospitals	1 space per bed.	
Clinics	1 space per 250 square feet.	
Park and Recreation Facilities	To be determined by director, who may require parking demand analysis.	
Parking Facilities, Public	1 space per attendant station.	
Public Maintenance and Service Facilities	To be determined by director, who may require parking demand analysis.	
Public Safety Facilities	To be determined by director, who may require parking demand analysis.	
Religious Facilities	1 space per 5 fixed seats or per 75 square feet of main assembly area, whichever is greater. Each 24" of bench type seating is considered 1 seat.	
Residential Care Facilities		
Residential Care, General	1 space per 2 employees, plus 1 space per facility vehicle.	
Residential Care, Limited	None required above the requirement for the residential dwelling type.	
Residential Care, Senior	1 space per 5 beds.	
Schools, Private	Junior high/elementary school: 1 space per classroom, plus 1 space per 300 square feet of office area. High school: 1 space per classroom, plus 1 space per 300 square feet of office area, plus 1 space per 10 students.	

Use Classification	Required Off-Street Parking Spaces	Additional Regulations
Day Care Center	1 space per employee, with a minimum of 3 spaces provided.	Section 11.4.05.045.C: Child Day Care Center
Golf Course	Minimum of 5 spaces per hole.	
Government Offices	1 space per 400 square feet.	
Hospitals and Clinics		
Hospitals	1 space per bed.	
Clinics	1 space per 250 square feet.	
Park and Recreation Facilities	To be determined by director, who may require parking demand analysis.	
Parking Facilities, Public	1 space per attendant station.	

Use Classification	Required Off-Street Parking Spaces	Additional Regulations
Commercial Use Types		
Adult Business Establishments	Retail establishments: 1 space per 300 square feet.	
Bars	1 space per 100 square feet.	
Animal Sales and Services	1 space per 300 square feet.	
Kennel	1 space per 1000 square feet of building area.	
Artists' Studios	1 space per studio.	
Automobile/Vehicle Sales and Services		

Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB	Legals-SB
Automobile Rentals	1 per 300 square feet of office area in addition to storage/display spaces for all vehicles for rent.		Funeral Parlors and Mortuaries	To be determined by the director, who may require a parking demand analysis.		
Automobile/Vehicle Sales and Leasing	1 per 300 square feet of office area in addition to storage/display spaces for all vehicles for sale or lease.		Home Improvement Sales and Services	1 space per 400 sq. ft. of floor area or outdoor sales display.	Subsection 11.4.20.015.F: Substitution of Compact for Standard Parking Stalls	
Automobile/Vehicle Service and Repair, Major	1 space per service bay (not including areas for auto service or auto storage), plus parking for any towing vehicles used in the operation.		Hotels and Motels	1 space per unit; plus 2 spaces adjacent to registration office; 1 space per 20 person capacity of any conference or banquet rooms.		
Automobile Service Station/Vehicle Service and Repair, Minor	1 space per 300 square feet of any convenience store plus 1 space per service bay if repair occurs on-site (in addition to spaces at pumps, queuing areas for pumps, and areas for self-service water and air areas).		Laboratories	1 space per 400 square feet.		
Automobile Washing	1 per 300 square feet of any indoor sales, office, or lounge areas.		Live/Work Unit	1 space per unit for each unit smaller than 1000 square feet; 1.5 spaces per unit for each unit containing 1000 square feet or greater floor area or 2 or more bedrooms.		
			Maintenance and Repair Services	1 space per 500 square feet		
Large Vehicle Sales, Services and Rental	1 space per 300 square feet of office area in addition to storage/ display spaces for all vehicles for rent.		Massage Establishment	1 space per 300 square feet.		
Banks and Other Financial Institutions	1 space per 250 square feet.		Offices, Business and Professional	1 space per 400 square feet.		
			Walk-in Clientele	1 space per 300 square feet.		
			Offices, Medical and Dental	1 space per 200 square feet.		
			Parking Facilities, Commercial	1 space per attendant station (in addition to parking spaces for customers).		
			Personal Improvement Services	1 space per 300 square feet.		
			Massage, Accessory	1 space per 300 square feet.		
			Personal Services	1 space per 300 square feet.		
			Massage, Accessory	1 space per 300 square feet.		
			Beauty/Barber Shops	2 spaces for each operator station.		

Use Classification	Required Off-Street Parking Spaces	Additional Regulations
With Drive-Through Facilities	1 space per 250 square feet of floor area. No additional spaces required for drive-through facility.	
Automated Teller Machines (ATMs)	2 spaces per ATM.	
Bed and Breakfasts	1 space per guest room, in addition to 1 space required for resident owner.	Section 11.3.05.015: General Provisions
Building Materials and Services	1 space per 500 square feet of building area plus 1 space per 600 sq. ft. of outdoor sales/ display area.	Section 11.4.20.015.F: Substitution of Compact for Standard Parking Stalls.
Business Services	1 space per 300 square feet.	
Commercial Recreation		
Large-Scale (Greater Than 20,000 Sq. Ft.)	Gyms and fitness studios: 1 space per 300 square feet. Other specific uses: to be determined by director, who may require a parking demand analysis.	
Small-Scale (20,000 Sq. Ft. or Less)	Gyms and fitness studios: 1 space per 300 square feet. Other specific uses: to be determined by director, who may require a parking demand analysis.	
Day Spa/Spa	1 space per 300 square feet.	
Eating and Drinking Establishments		
Bars	1 space per 100 square feet.	
Restaurants, Fast Food	1 space per 100 square feet.	
Restaurants, Full Service	1 space per 100 square feet.	
Restaurants, Limited Service	1 space per 100 square feet.	
Restaurants, Take Out Only	1 space per 300 square feet.	
With Drive-Through Facilities	1 space per 100 square feet.	
With Outdoor Eating Areas	1 space per 100 square feet, including outdoor dining areas.	
Food and Beverage Sales		
Catering Services	1 space per 1000 square feet, plus parking for any vehicles	

Use Classification	Required Off-Street Parking Spaces	Additional Regulations
	used in the business.	
Convenience Market	1 space per 300 square feet.	
General Market	1 space per 300 square feet.	
Liquor Stores	1 space per 300 square feet.	

Use Classification	Required Off-Street Parking Spaces	Additional Regulations
Retail Sales	1 space per 300 square feet.	
Shopping Centers greater than 75,000 square feet of GFA	5 spaces per 1,000 square feet of GFA	Subsection 11.4.20.015.F: Substitution of Compact for Standard Parking Stalls
Tattoo Parlors	1 space per 300 square feet.	
Theaters	1 space per 4 seats	
Light Manufacturing Use Types		
Contractors' Yards	1 space per 1000 square feet of building area (if building exists)	
Handicraft/Custom Manufacturing	1 space per 750 square feet	
Industry, General	1 space per 1000 square feet of building area	
Industry, Limited	1 space per 1000 square feet of building area	
Warehousing and Storage	1 space per 1000 square feet of building area	
Indoor Commercial Storage	1 space per 1000 square feet of building area	
Outdoor Storage	1 space per 1000 square feet of building area	
Personal Storage	1 space per 20 storage units.	
Transportation, Communication, and Utility Use Types		
Communication Facilities		
Antennae and Transmission Towers	No spaces required unless maintenance occurs on a daily or more frequent basis, in which case 1 space per facility required.	
Facilities Within Buildings	None	
Recycling Facilities		
Reverse Vending Machine	When accessory to another use, no additional spaces required. Otherwise, subject to determination by director.	

Use Classification	Required Off-Street Parking Spaces	Additional Regulations
Recycling Collection Point	A minimum of 6 spaces for customers, plus 1 space for each commercial vehicle operated by the recycling facility.	
Recycling Processing Facility	1 space per 1000 square feet	
Utilities, Major	To be determined by the director, who may require a parking demand analysis.	

Legals-SB **Legals-SB** **Legals-SB** **Legals-SB** **Legals-SB** **Legals-SB** **Legals-SB**

Utilities, Minor	No spaces required unless maintenance occurs on a daily or more frequent basis, in which case 1 space per facility required.	
Agricultural Use Types		
Crop and Animal Raising	None for the crop or animal raising operation area. 1 space per 300 square feet of any accessory retail outlet.	
Nurseries	1 space per 350 square feet of indoor or outdoor sales/display area.	

SECTION 5. The following regulations are hereby amended in Section 11.6.05.010 of the Seal Beach Municipal Code: **Accessory Dwelling Unit:** 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 (including a kitchen as defined herein), and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes efficiency units, as defined in Section 17958.1 of Health and Safety Code, and manufactured homes, as defined in Section 18007 of the Health and Safety Code. See Section 11.4.05.115: Residential Uses - Accessory Dwelling Units in Chapter 11.4.05: Standards for Specific Uses. **Detached Accessory Dwelling Unit:** a new or existing structure that is located on the property such that the unit does not share any walls with the primary residence and the distance between nearest point of any portion of the unit and the primary

residence is six feet or more. **Attached Accessory Dwelling Unit:** a new or existing second unit that occupies part of the floor area of the primary residence or, is attached to the primary residence by one or more common walls. **Kitchen:** a room or portion thereof containing permanent facilities designed and used for food preparation, cooking, eating and dish washing. A kitchen shall include all of the following: a sink with hot and cold running water; a range or stove-top and an oven; at a minimum, an apartment-sized refrigerator; and built-in dish and utensil storage spaces. In addition to the aforementioned improvements, a kitchen may also include any of the following: remaining portions of this Ordinance or any part hereof. The City Council of the City of Seal Beach hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid. **SECTION 9. Savings Clause.** Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City or within the territory comprising the City, shall in any manner affect the prosecution for the violation of any ordinance, which violation was committed prior to the effective date of this Ordinance, nor be construed as a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinances. **SECTION 10. Certification.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law. **SECTION 11. Effective Date.** This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage. **PASSED, APPROVED AND ADOPTED** by the City Council of the City of Seal Beach at a meeting thereof held on the _____14th day of _____January, 2019.
Seal Beach Sun - 1/24/2019 - 76090

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME NO. 2018-6529450
ART IMAGES GALLERY AND FRAMING located at 119 Main Street, Seal Beach, CA 90740. The Fictitious Business name referred to above was filed in Orange County on: 12/028/2015, and assigned File No. 20156427636. Is (are) abandoned by the following registrants: Kendall Dawn Waller, 213 Ocean Ave. Apt. C, Seal Beach, CA 90740. Signature: Kendall Waller. Statement filed with the Recorder/County Clerk of Orange County on DECEMBER 14, 2018. Seal Beach Sun 1/10,17,24,31/2019-75571

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GERALDINE ANNE FLORIO AKA GERALDINE A. FLORIO CASE NO. 30-2018-01041448-PR-LA-CJC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GERALDINE ANNE FLORIO AKA GERALDINE A. FLORIO. A PETITION FOR PROBATE has been filed by KAREN LOU SHAFER in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that KAREN LOU SHAFER be appointed as personal representative to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 01/31/19 at 2:00PM in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your ob-

jections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner JOSHUA MEIER, ESQ. - SBN 245726 MEIER LAW FIRM 450 NEWPORT CENTER DRIVE, STE 625 NEWPORT BEACH CA 92660 1/10, 1/17, 1/24/19 CNS-3209770# HUNTINGTON HARBOUR SUN-JOURNAL-1/10,17,24/2019- 75631

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
7471 Warner Avenue Huntington Beach, CA 92647
Date and Time of Sale: February 8, 2019 - 11:30 AM
Debra Holmes, boxes
Townsend Edward, computer towers, bags
Tracy Kasparian, bags
Michelle Layman, table, dresser
Carla Waters, table mattress
Sondra Vaxmonsky, table, chairs, boxes
Angelica Martinez, toys, bags
Michael Maruly Siregar, bike, table
Bruce Beatty, bags, boxes
Daniel Lak, bags, boxes
Account Purchases must be made with cash only and paid at the above referenced facil-

ity in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 1/17, 1/24/19 CNS-3211731# HUNTINGTON HARBOUR SUN-JOURNAL-1/17,24/2019- 75841

CALIFORNIA AUCTION AD
NOTICE IS HEREBY GIVEN that Extra Space Storage will sell at public auction, to satisfy the lien of the owner, personal property described below belonging to those individuals listed below at location indicated: Extra Space Storage, 7531Mcfadden Ave. Huntington Beach, CA 92647. Ph. (714)907-3854, on 2/8/2019, at 12:15pm. B447 Deborah Suzanne Buse C592 Marrell Waring Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 1/17, 1/24/19 CNS-3211733# HUNTINGTON HARBOUR SUN-JOURNAL-1/17,24/2019-75842

NOTICE OF WAREHOUSE LIEN SALE
In accordance with the provisions of the California Commercial Code 7210, and California Civil Code 798.56 (e) there being due and unpaid storage for which Del Prado Bolsa Mobilehome Park is entitled to a lien as Warehouse on the mobilehome hereinafter described, and due notice having been given to all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired. Notice is hereby given that the mobilehome hereinafter described will be sold to the highest bidder at 8200 Bolsa Avenue, Space 143, Midway City, County of Orange, California, 92655 on February 14, 2019 at 10:00 A.M. The mobilehome to be sold is described as: a 1970 PARAMONT mobilehome, Decal No. LBK3634, Serial No. S24132XX/XXU. The parties believed to claim an interest in the above-referenced mobilehome are: DAVID G. PARENT, CHRISTOPHER S. BICE, GERALD W. PARENT, ESTATE OF GERALD W.

PARENT AND ANY HEIR(S) TO GERALD W. PARENT ON BEHALF OF THE ESTATE. The amount of the warehouse lien as of December 28, 2018 is \$15,164.29, plus additional daily storage charges of \$78.94, actual utilities consumed, and other incidental processing, transportation, and lien costs incurred after December 28, 2018 until the date of sale, including without limitation, attorney's fees and costs of publication. Said mobilehome will be sold "as is" and "where is", and without any covenant or warranty, express or implied, regarding title, possession, mobilehome park approval, encumbrances, or any other matter whatsoever, including, but not limited to, the implied warranty of merchantability. Purchase of the mobilehome does not include any right to the mobilehome space, any right to resell the home to remain on the space, or to tenancy within the Park, except as specifically agreed upon in writing by the Park. Absent a written agreement with the Park to the contrary, the mobilehome must be removed from the space. The purchaser of the mobilehome may be responsible for unpaid taxes, fees, liens or other charges owed to the State of California and/or other governmental entities. Please note that the sale may be cancelled at any time, up to and including the time of the sale. Dated this 11th day of January 2019, at Santa Ana, California by Diane Andrikos, Authorized Agent for Del Prado Bolsa Mobilehome Park. /s/ Diane Andrikos 1/17, 1/24/19 CNS-3212063# HUNTINGTON HARBOUR SUN-JOURNAL-1/17,24/2019- 75883

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DUFFY GREGORY O'BRIEN CASE NO. 30-2019-01043183-PR-PL-CJC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DUFFY GREGORY O'BRIEN. A PETITION FOR PROBATE has been filed by PAIGE O'BRIEN in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that PAIGE O'BRIEN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admit-

ted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 02/14/19 at 2:00PM in Dept. C-8 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in per-

son or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner MICHEL STEIN, ESQ.

SBN 181422 HOCHMAN SALKIN TOSCHER PEREZ P.C. 9150 WILSHIRE BLVD. SUITE 300 BEVERLY HILLS CA 90212 1/17, 1/24, 1/31/19 CNS-3212392# SEAL BEACH SUN-1/17,24,31/2019- 75891

NOTICE OF PETITION TO ADMINISTER ESTATE OF NETTIE MAE STANTON Case No. 30-2018-01039222
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of NETTIE MAE STANTON A PETITION FOR PROBATE has been filed by Peggy Ann Cady in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that Peggy Ann Cady be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take

City of Seal Beach
Cities Financial Transactions Report
Summary and Statistics

Fiscal Year: 2018	Governmental Funds	Proprietary Funds
Summary		
R01. Revenues	33,633,220	8,318,692
R02. Expenditures/Expenses	35,756,115	7,404,496
R03. Excess (Deficiency) of Revenues Over (Under) Expenditures	\$-2,122,895	
R04. Income (Loss) Before Capital Contributions, Transfers, and Special and Extraordinary Items		\$914,196
R05. Other Financing Sources (Uses)	807,897	
R06. Capital Contributions		
R07. Proprietary Fund Transfers In (Out)		-807,897
R08. Special and Extraordinary Items		
R09. Change in Fund Balance/Net Position	\$-1,314,998	\$106,299
R10. Fund Balance/Net Position (Deficit), Beginning of Fiscal Year	\$30,623,644	\$49,544,507
R11. Adjustments (Specify)	586,287	-1,096,551
R11a. Specify Governmental Fund Adjustments		
<input type="text" value="Special revenue funds for CFDs were not included in the prior"/> <input type="text" value="586,287"/> <input type="button" value="Delete"/> <input type="button" value="Add"/> Total: 586,287		
R11b. Specify Proprietary Fund Adjustments		
<input type="text" value="PPA to implement GASB 75 - adjustment to OPEB liability"/> <input type="text" value="-1,096,551"/> <input type="button" value="Delete"/> <input type="button" value="Add"/> Total: -1,096,551		
R12. Fund Balance/Net Position (Deficit), End of Fiscal Year	\$29,894,933	\$48,554,255
Statistics		
R13. Current Transient Occupancy Tax Rate		12
R14. Effective Date of Current Transient Occupancy Tax Rate		07/01/1989
R15. Current Utility User Tax Rate		10
R16. Appropriations Limit		29,177,939
R17. Total Annual Appropriations Subject to the Limit		12,230,200

Seal Beach Sun - 1/24/2019 - 76088

Legals-SB

many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on Feb. 21, 2019 at 2:00 PM in Dept. No. C08 located at 700 CIVIC CENTER DRIVE W, SANTA ANA CA 92701. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a

Legals-SB

notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: H. BROOKS TRAVIS ESQ SBN 233046 THE LAW OFFICES OF H BROOKS TRAVIS PC 28202 CABOT RD 3RD FLR LAGUNA NIGUEL CA 92677 CN955769 STANTON Jan 17,24,31, 2019 Seal Beach Sun-1/17,24,31/2019- 75897

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOSEPH ULYSESS PARRIS CASE NO. 30-2019-01043394-PR-PL-CJC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be inter-

Legals-SB

ested in the will or estate, or both, of JOSEPH ULYSESS PARRIS. A Petition for PROBATE has been filed by: TODD SPITZER, OC Dist. Attorney-Public Administrator in the Superior Court of California, County of ORANGE. The Petition for Probate requests that TODD SPITZER, OC Dist. Attorney-Public Administrator be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows: February 27, 2019 at 1:30 PM in Dept. C9, 700 Civic Center Dr., West, Santa Ana, CA 92701. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before

Legals-SB

the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: Leon J. Page, County Counsel and Saul Reyes, Senior Deputy 333 West Santa Ana Blvd. P.O. Box 118 Santa Ana, CA 92702 (714) 834-4664 Seal Beach Sun-1/24,31,2/7/2019- 76010

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHERYL A. LIND CASE NO. 30-2019-01043828-PR-LA-CJC To all heirs, beneficiaries, creditors, contingent cred-

Legals-SB

itors, and persons who may otherwise be interested in the WILL or estate, or both of CHERYL A. LIND. A PETITION FOR PROBATE has been filed by ROBERT T. LIND in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that ROBERT T. LIND be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 02/14/19 at 2:00PM in Dept. C08 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal represent-

Legals-SB

ative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner DAVID A. BARDSLEY - SBN 59112 ATTORNEY AT LAW 17592 IRVINE BLVD. SUITE 218 TUSTIN CA 92780 1/24, 1/31, 2/7/19 CNS-3213607# HUNTINGTON HARBOUR SUN-JOURNAL-1/24,31,2/7/2019- 76066

NOTICE TO CREDITORS OF BULK SALE (SECS. 6104, 6105 U.C.C.) Escrow No. 11993 KN Notice is hereby given to creditors of the within named seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are:

Legals-SB

DEON DAO LE, 9842 Adams Ave, Suite 102, Huntington Beach, CA 92646 The location in California of the chief executive office of the seller is: 9842 Adams Ave Suite 102, Huntington Beach, CA 92646 As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE The names and business addresses of the buyer are: REVIVE HEALTH SPA, LLC 9842 Adams Ave. Suite 102, Huntington Beach, CA 92646 The assets to be sold are described in general as: Goodwill, Furniture, Fixtures, Equipment and are located at: 9842 Adams Ave Suite 102, Huntington Beach, CA 92646 The business name used by the seller at that location is: CBEYOND MASSAGE The anticipated date of the bulk sale is 02/11/19 at the office of JD Escrow Inc, 16509 Brookhurst Street, Fountain Valley, CA 92708. This bulk sale IS subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is JD Escrow Inc, 16509 Brookhurst Street, Fountain Valley, CA 92708, and the last date for filing claims shall be 02/08/19 which is the business day before the sale date specified above. Dated: 1/16/2019 Revive Health Spa LLC By S/ Chris H. Au, Buyer 1/24/19 CNS-3214222# Huntington Harbour Sun-1/24/2019-76130



End poverty. Start getting kids through high school.

77% of Littles reported doing better in school because of their Big. One-to-one mentoring works.

Even big change starts with something little. Support kids in your community at BigBrothersBigSisters.org.

Start Something™ BigBrothersBigSisters.org

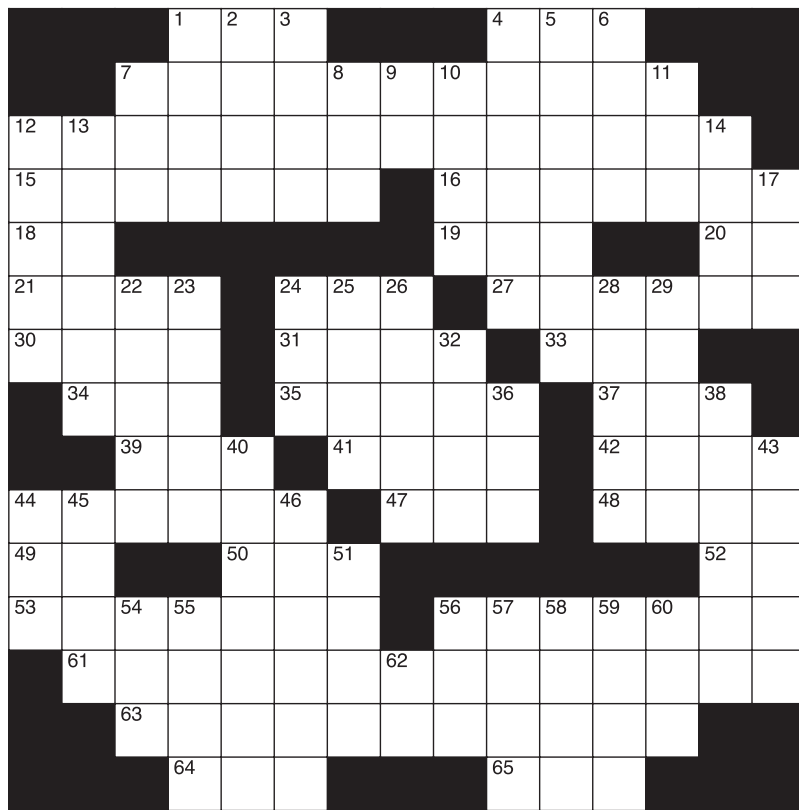
ACROSS

- 1. Political action committee
4. One point north of due east
7. Marital
12. Religious building
15. Intrinsic nature of something
16. Safe to drink
18. Letter of credit
19. Single Lens Reflex
20. Keeps you cool in summer
21. Monetary unit
24. The Eye Network
27. Moving with a bounding stride
30. Figures
31. Of the piamater
33. Male offspring
34. Indicates near
35. Calvary sword
37. South American plant
39. Doctor of Edu-

- cation
41. Something to take
42. Remove the edges from
44. Inattentive
47. Pick up
48. Latch for a window
49. Region of the U.S.
50. Windy City ballplayer
52. The NFL's big game (abbr.)
53. Be permanently present in
56. Novice
61. Pirate novel
63. In a law-abiding way
64. Where one sleeps
65. Criticize

DOWN

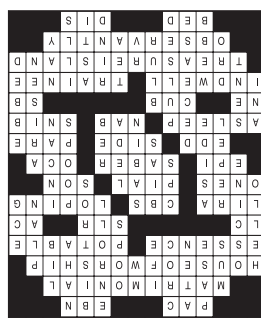
- 1. Bullfighting maneuver
2. Egyptian Sun god
3. Predatory semi-aquatic reptile
4. Register formally
5. Eating houses
6. Japanese port
7. Genus of rodents
8. Nigerian city
9. Milliwatt



- 10. Mistake!
11. Women's movement
12. Greeting
13. Songbirds
14. An arrangement scheme
17. Heartbeat test
22. Push back
23. Intended for the audience only
24. Cycles per second
25. Impartiality
26. Polio vaccine

- developer
28. Bowel movements
29. South American Indian
32. Queen of Sparta
36. Confederate soldier
38. Emerged
40. Death
43. and flowed
44. Folk singer DiFranco
45. Email folder
46. Throbbled

- rhythmically
51. English rockers
54. Disaster relief operation
55. American model and TV personality Katherine
56. Potable
57. Tough outer layer
58. Spumante (Italian wine)
59. Troubles
60. Negative
62. Camper



Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB Legals-SB

ORDINANCE 1675 AN ORDINANCE OF THE CITY OF SEAL BEACH ADDING A NEW CHAPTER 5.80 TO THE SEAL BEACH MUNICIPAL CODE TO CREATE A SIDEWALK VENDING PROGRAM, AMENDING RELATED PROVISIONS OF THE SEAL BEACH MUNICIPAL CODE, MAKING A DETERMINATION OF EXEMPTION UNDER CEQA **WHEREAS**, Senate Bill ("SB") 946 was signed into law on September 17, 2018, and becomes effective January 1, 2019; **WHEREAS**, SB 946 limits the authority of cities and counties to regulate sidewalk vendors, except in accordance with California Government Code Sections 51038 and 51039; **WHEREAS**, the City Council finds that the establishment of a sidewalk vending program will benefit the City as a whole by facilitating entrepreneurship and providing economic opportunity for people to support themselves and their families, and by contributing to a diversity of food options and lively streets; **WHEREAS**, the City Council finds that the act of vending on sidewalks and other areas of the public right-of-way also creates the potential for increased safety hazards, such as, but not limited to, inhibiting the ability of disabled individuals and other pedestrians to follow a safe path of travel; interfering with the performance of police, firefighter, and emergency medical personnel services; encouraging pedestrians to cross mid-block or stand in roadways to purchase food; and creating obstacles and contributing to congestion for pedestrian, vehicle, and bicycle traffic; **WHEREAS**, the City Council finds that restrictions on sidewalk vending are needed to accommodate vendors and their equipment, while also safe-guarding the flow of pedestrian movement on sidewalks and in the public right-of-way, and ensuring no interference with the performance of police, firefighter, and emergency medical personnel services; **WHEREAS**, the City Council finds that the regulation of vendors engaged in the sale of food and food products will help to ensure that sidewalk vendors obtain all necessary permits and comply with applicable sanitation, food preparation, and food handling laws, and thereby will protect the public health and safety against health problems such as food contamination, poor hygienic practices, and the threat of food poisoning; **WHEREAS**, the City Council finds that regulations related to the collection and disposal of trash or other debris generated by sidewalk vending are necessary to ensure that such trash or debris is not left, thrown, discarded, or deposited on City streets, City parks, including the City's public beach and pier area, sidewalks, pathways, gutters, or storm drains, or upon public or private lots, so that the same might be or become a pollutant; **WHEREAS**, the City Council finds that restrictions on sidewalk vending in public parks, including the City's public beach and pier area, are necessary to ensure the public's use and enjoyment of natural resources and recreational opportunities, and to prevent an undue concentration of commercial activity that would unreasonably interfere with the scenic and natural character of these parks; **WHEREAS**, the City Council finds that restrictions on sidewalk vending in residential areas are necessary to ensure that such areas are protected from excessive noise and traffic impacts while allowing economic opportunities for sidewalk vendors; **WHEREAS**, the City Council adopts this Ordinance under the authority provided in SB 946, and finds that the time, place, and manner regulations and requirements provided herein are directly related to the City's purpose of protecting of the health, safety, and welfare of its residents, businesses, and visitors; **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES ORDAIN AS FOLLOWS: Section 1.** The Seal Beach Municipal Code is hereby amended to add a new Chapter 5.80, which shall read as follows: "**Chapter 5.80 Sidewalk Vending 5.80.010 Definitions.** The following words and phrases, whenever used in this chapter, shall mean as follows: "Certified farmers' market" means a location operated in accordance with Chapter 10.5 of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter. "Director" means the Director of Community Development of the City of Seal Beach. "Person" shall mean one or more natural persons, groups, businesses, business trusts, companies, corporations, joint ventures, joint stock companies, partnership, entities, associations, clubs, or organizations composed of two or more individuals (or the manager, lessee, agent, servant, officer, or employee of any of them), whether engaged in business, nonprofit, or any other activity. "Roaming sidewalk vendor" means a sidewalk vendor who moves from place to place and stops only to complete a transaction. "Sidewalk vendor" means a person who vends from a vending cart or from one's person, upon a public sidewalk, parkway, pedestrian path, or other public right-of-way available to pedestrians. "Stationary sidewalk vendor" means a sidewalk vendor who vends from a fixed location. "Swap meet" means a location operated in accordance with Article 6 of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article. "Temporary special permit" means a permit issued by the City for the temporary use of, or encroachment on, the sidewalk or any other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, or outdoor concerns. "Vend" or "vending" means to sell, offer for sale, display for sale, or solicit offers to purchase, food, food products, beverages, goods, or merchandise. "Vending cart" means a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance used for vending, that is not a vehicle as defined in the California Vehicle Code. **5.80.020 Permit Required.** No person, either for themselves or any other person, shall conduct or engage in sidewalk vending within the City without first obtaining a sidewalk vending permit pursuant to this chapter. **5.80.030 Permit Application.** To apply for a sidewalk vending permit, a person must file an application with the Director, accompanied by a nonrefundable processing fee in an amount established by resolution of the City Council. The application shall be in a form prescribed by the Director and shall contain, at a minimum, the following: A. The legal name and current address and telephone number of the applicant; B. If the applicant is an agent of an individual, company, partnership, corporation, or other entity, the name and business address of the principal; C. A description of the food or merchandise offered for sale; D. A description of the area(s) the sidewalk vendor intends to operate; E. Whether the applicant intends to operate as a stationary sidewalk vendor or a roaming sidewalk vendor; F. A copy of a valid business license issued pursuant to Chapter 5.10 of the Seal Beach Municipal Code; G. A California seller's permit number pursuant to Section 6067 of the Revenue and Taxation Code; H. Certification by the applicant that the information contained in the application is true to his or her knowledge and belief; I. If a vendor of food or food products, certification to completion of a food handler course, proof of all required approvals from the Orange County Environmental Health, in compliance with Chapter 5.40, of the Seal Beach Municipal Code, and any applicable discharge permits in compliance with Chapter 9.25 of the Seal Beach Municipal Code; J. Proof of liability insurance; and K. Any other reasonable information regarding the time, place, and manner of the proposed vending. **5.80.040 Criteria for Approval or Denial of Permit.** The Director, or his or her designee, shall approve the issuance of a permit unless he or she determines that: A. Information contained in the application, or supplemental information requested from the applicant, is false in any material detail; B. The applicant has failed to provide a complete application, after having been notified of the requirement to produce additional information or documents; or C. The applicant has failed to demonstrate an ability to conform to the operating standards set forth in section 5.80.090. D. The applicant has failed to pay any previous administrative fines, complete any community service, and/or complete any other alternative disposition associated with a previous violation of this chapter. If the permit is denied, written notice of such denial and the reasons therefor shall be provided to the applicant. **5.80.050 Permit Expiration and Renewal.** A sidewalk vending permit shall be valid for twelve (12) months from the date of issuance, and shall expire and become null and void on the anniversary of its issuance. A person may apply for a permit renewal on a form provided by the City prior to the expiration of his or her active sidewalk vending permit. **5.80.060 Permit Rescission.** The Director may rescind a permit issued to a sidewalk vendor for a fourth violation or subsequent violation of this Chapter. A sidewalk vendor whose permit is rescinded may apply for a new sidewalk vending permit upon the expiration of the term of the rescinded permit. **5.80.070 Appeals.** Any person aggrieved by the decision of the Director to issue, deny issuance, or rescind a sidewalk vending permit may appeal the decision to the City Council. The appeal shall be filed with the City Clerk within fifteen (15) days following the date of the Director's decision. **5.80.080 Permits Nontransferable.** No permit granted pursuant to this chapter shall be transferable. **5.80.090 Operating Requirements.** Sidewalk vendors shall comply with the following:

- A. No sidewalk vendor shall vend in the following locations:
 - 1. Within fifteen (15) feet of any street intersection;
 - 2. Within ten (10) feet of any fire hydrant, fire call box, or other emergency facility;
 - 3. Within ten (10) feet of any driveway or driveway apron;
 - 4. Upon or within any roadway, median strip, or dividing section;
 - 5. Within 500 feet of a permitted certified farmers' market, a swap meet, or an area designated for a temporary special permit. This prohibition shall be limited to the operating hours of the farmers' market or swap meet, or the limited duration of the temporary special permit. \
 - 6. In any City parking lot.
 - 7. On private property without the consent of the property owner.
- B. No sidewalk vendor shall vend to customers in moving operating vehicles, or in a manner that blocks or obstructs the free movement of pedestrians or vehicles. Sidewalk vendors must at all times provide a clearance of not less than three (3) feet on all sidewalks, piers, or other pedestrian areas so as to enable persons to freely pass while walking, running, or using mobility assistance devices;
- C. Sidewalk vending only is permitted between the hours of 8:00 a.m. and 10:00 p.m., daily,

except as follows:

- 1. In residential areas, roaming sidewalk vending only shall be permitted between the hours of 10:00 a.m. and 5:00 p.m.
- 2. In nonresidential areas, the limit on hours of vending shall not be more restrictive than the hours of operation of other businesses or uses on the same street.
- 3. In City parks, including the City's public beach and pier area, sidewalk vending shall be permitted only during hours open to the public.
- 4. On the City's public beach and pier, sidewalk vending shall not be conducted in a manner or location that interferes with the public's and other licensees' use of the beach and pier for recreational purposes including, without limitation fishing, swimming, bathing and the mooring of boats. Vendors shall not deposit or dump anything into the water or onto the beach. No vendor on the pier shall use, or block the public's access to, sinks or drains. To protect the public health and safety, vendors shall not establish a fixed location on the sand, and shall not locate on the pier other than against the railing.
- D. Stationary sidewalk vendors shall not vend in areas that are zoned exclusively residential.
- E. Stationary sidewalk vendors shall not vend at any park, including the City's public beach and pier area, where the City has signed an agreement for concessions that exclusively permits the sale of food or merchandise by a concessionaire.
- F. Sidewalk vendors shall provide a trash receptacle for customers and shall ensure proper disposal of customer trash. Prior to leaving any vending location, the sidewalk vendor shall pick up, remove, and dispose of all trash generated by the vending operations or the vendor's customers within a fifteen (15) foot radius of the vending location.
- G. Vendors of food or food products shall possess and display in plain view on the vending cart, a valid Food Facility Health Permit from Orange County Environmental Health.
- H. Sidewalk vendors shall possess at all times while vending, a valid permit issued pursuant to this chapter, as well as any other permit or license required by the City and any other appropriate governmental agency.
- I. Sidewalk vendors shall possess at all times while vending, current liability insurance.
- J. Sidewalk vendors shall comply with all applicable state and local laws, including without limitation state food preparation, handling, and labeling requirements; fire codes and regulations; noise standards; and the Americans with Disabilities Act of 1990 and other disability access standards (both state and federal).
- K. No vending cart shall become a permanent fixture on the vending site or be considered an improvement to real property. No vending cart or goods shall be stored on any public street, sidewalk or any other public property when not in use for vending.

5.80.100 Administrative Citations.

- A. A violation of this chapter by a sidewalk vendor who has a valid sidewalk vending permit from the City is punishable only by an administrative citation pursuant to Section 1.15.015, in amounts not to exceed the following:
 - 1. One hundred dollars (\$100) for a first violation.
 - 2. Two hundred dollars (\$200) for a second violation within one year of the first violation.
 - 3. Five hundred dollars (\$500) for each additional violation within one year of the first violation.
- B. A person engaged in sidewalk vending without a valid City sidewalk vending permit is punishable by an administrative citation pursuant to Section 1.15.015, in amounts not to exceed the following, in lieu of the amounts set forth in paragraph A:
 - 1. Two hundred fifty dollars (\$250) for a first violation.
 - 2. Five hundred dollars (\$500) for a second violation within one year of the first violation.
 - 3. One thousand dollars (\$1,000) for each additional violation within one year of the first violation.
 - 4. Upon proof of a valid sidewalk vending permit issued by the City, the administrative citations set forth in this paragraph shall be reduced to amounts set forth in paragraph A.
- C. A violation of this chapter shall not be punishable as an infraction or misdemeanor. No person alleged to have violated the provisions herein shall be subject to arrest except when otherwise permitted by law.
- D. Failure to pay an administrative citation issued pursuant to this section shall not be punishable as an infraction or misdemeanor. Additional fines, fees, assessments, or any other financial conditions beyond those authorized herein shall not be assessed.
- E. When assessing administrative citations pursuant to this section, the hearing officer shall take into consideration the person's ability to pay the fine. The City shall provide the person with notice of his or her right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination. The person may request an ability-to-pay determination at adjudication or while the judgment remains unpaid, including when a case is delinquent or has been referred to a comprehensive collection program.
- F. If the person meets the criteria described in subdivision (a) or (b) of Government Code Section 68632, the City shall accept, in full satisfaction, twenty (20) percent of an administrative citation imposed pursuant to this chapter.
- G. The hearing officer may allow a person to complete community service in lieu of paying the total administrative citation, may waive the administrative citation, or may offer an alternative disposition."

Section 3. Subsection E of Section 7.55.010 (Park Use Restrictions) of the Seal Beach Municipal Code is hereby amended to provide that sidewalk vendors may operate in City parks in accordance with Chapter 5.80, with all other provisions of Section 7.55.010 to remain the same: "E. The sale or rent, or the soliciting for sale or rent, of any goods, equipment, merchandise, food, or beverages is prohibited except as allowed by Chapter 5.80, Sidewalk Vending, or pursuant to a special event permit in accordance with the provisions of Chapter 7.50, Special Events." **Section 4.** Section 9.05.085 (Commercial Activities on Beach or Pier) of the Seal Beach Municipal Code is hereby amended to provide that sidewalk vendors may operate on the City Pier in accordance with Chapter 5.80, to read as follows: "No person shall sell merchandise or solicit customers for any business upon the city beach or city pier. This prohibition does not apply to persons performing such activity in compliance with the provisions of Chapter 5.80, Sidewalk Vending, or a franchise or lease authorized by the city council." **Section 5.** CEQA. The City Council finds and determines that there is no possibility that the adoption of this Ordinance will have a significant effect on the environment. Accordingly, this Ordinance is not subject to the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15378 of Division 6 of Title 14 of the California Code of Regulations. **Section 6.** Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional. **Section 7.** Effective Date. This Ordinance shall take effect thirty (30) days after its adoption. The City Clerk is directed to certify to the enactment of this Ordinance and to cause this ordinance to be published and/or posted as required by law. **INTRODUCED the 10th day of December, 2018. PASSED, APPROVED, AND ADOPTED this 14th day of January, 2019.**