

**ORDINANCE NO. 2024-04**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMENDING THE AMERICAN CANYON MUNICIPAL CODE TO UPDATE CHAPTER 19.39 "ACCESSORY DWELLING UNITS" AND ADDITIONAL AMENDMENTS CONSISTENT WITH CURRENT STATE LAW AND HOUSING ELEMENT IMPLEMENTATION PROGRAM C**

**WHEREAS**, on January 31, 2023, the City Council approved the 6<sup>th</sup> Cycle Housing Element (Housing Element); and; and

**WHEREAS**, on June 30, 2023, the State of California Department of Housing and Community Development (HCD) certified the Housing Element; and

**WHEREAS**, the Housing Element includes certain programs to identify and reduce constraints to housing production; and

**WHEREAS**, Housing Element Implementation Program C requires certain Municipal Code updates to reduce constraints to housing production, including:

1. Allow low barrier navigation centers in compliance with Government Code Section 65660 and 65668;
2. Allow small residential care facilities as a permitted use in the (RRH) zoning district in compliance with Government Code Section 65583;
3. Allow manufactured housing subject only to the restrictions of single-family uses;
4. Update Floor Area Ratio (FAR) standards in the CN and CC zoning districts to allow a minimum of 1.0 for projects with three to seven units or 1.25 for projects with eight to 10 units;
5. Remove the conditional use permit requirement for large farm employee housing in the CC zoning district; and
6. An amendment to the Accessory Dwelling Unit Ordinance (ACMC Chapter 19.39) to comply with current State law consistent with an October 4, 2023, HCD letter identifying needed amendments; and

**WHEREAS**, on February 22, 2024, the City of American Canyon Planning Commission conducted a duly noticed public hearing on the Paoli/Watson Lane Annexation Pre-Zoning and Rezoning and recommends City Council approval; and

**WHEREAS**, on March 19, 2024, the City Council of the City of American Canyon conducted a duly-noticed public hearing on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments.

**NOW, THEREFORE, BE IT ORDAINED** that the City Council of the City of American Canyon, having considered all the evidence, including any submitted by member of the public, hereby adopts Municipal Code amendments as follows:

**SECTION 1:** Allow low barrier navigation centers in compliance with Government Code Section 65660 and 65668 as follows:

- a. Update American Canyon Municipal Code Section 19.05.040 Residential Classifications to add "Low Barrier Navigation Center" definition as follows:

## 19.05.040 Residential Classifications

Low Barrier Navigation Center: "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing (See Government Code § 65660).

- b. Amend American Canyon Municipal Code Section 19.11.040 to add Low Barrier Navigation Center as a permitted use in the CC zoning district as follows:

### 19.11.040 Permitted uses.

Table 1 of this section sets forth the permitted and conditionally permitted uses for each commercial district. A "P" designates a permitted use. A "C" indicates a conditionally permitted use subject to approval of a use permit by the planning commission. An "M" indicates a minor use permit is required pursuant to Chapter 19.42. If no letter is found opposite a particular use, it is not permitted in that district.

**Table 1**  
**Permitted and Conditionally Permitted Uses<sup>1</sup>**  
**Community Commercial and Neighborhood Commercial Districts**

Use Classification	Zoning District	Related Provision
	CC	
<b>Residential</b>		
Low Barrier Navigation Center	P	

- c. Amend the Broadway District Specific Plan Table 2-3 to add Low Barrier Navigation Center as a permitted use in the Business Park, Downtown Core, and Local Serving Mixed Use zoning districts as follows:

TABLE 2-3: BROADWAY ZONING DISTRICT PERMITTED USES

Use Classification (Per ACMC Chapter 19.05)	Broadway District Specific Plan Zoning				
	Broadway Residential	Business Park <sup>1</sup>	Downtown Core	Local Serving Mixed Use	Home Improvement
<b>Residential</b>					
Low Barrier Navigation Center	P	P	P	P	P

**JUSTIFICATION:** Assembly Bill (AB) 101 requires cities to allow low barrier navigation centers as a permitted use in mixed use zones and other nonresidential zones that permit multi-family residential development.

**SECTION 2:** Allow small residential care homes as a permitted use in the (RRH) zoning district in compliance with Government Code Section 65583 as follows:

- a. Update American Canyon Municipal Code Section 19.05.040 Residential Classifications to add the word "Small" to the Residential Care Home definition as follows:

#### 19.05.040 Residential Classifications

Residential Care Home, Small: provision of twenty-four-hour nonmedical care of six or fewer persons in need of personal services, supervision, protection or assistance licensed by the state essential for sustaining the activities of daily living, or twenty-four-hour care for six or fewer foster children. Furthermore, Small residential care homes without State license personal services shall also have the same standards and processing as residential care homes. For the purposes of any law or zoning ordinance that relates to the residential use of property pursuant to this chapter, the residents and operators of the facility shall be considered a family. (see Health and Safety Code § 1568.0831).

- b. Amend American Canyon Municipal Code Section 19.10.040 to add small residential care homes as a permitted use in the RRH zoning district as follows:

#### 19.10.040 Permitted uses.

**Table 19.10.040**  
**Permitted and Conditionally Permitted Uses**  
**Residential Districts<sup>1</sup>**

Use Classification	RRH	RE	RR	RS	RM	RH	Related Provision
<b>Residential</b>							
Residential Care Home, Small	P	P	P	P	P	P	

**SECTION 3:** Amend ACMC Section 19.10.130 to allow manufactured housing subject only to the restrictions of single-family uses.

#### 19.10.130 Manufactured homes.

(A) Intent. It is the intent of the city to provide opportunities for the placement of manufactured homes in single-family residential districts, consistent with state law.

(B) Approval. Approval by the community development director is required prior to the issuance of building permits for individual manufactured homes on a site in any residential district, subject to the provisions of this section.

(C) Location. Manufactured homes may be located in any residential district where a single-family detached dwelling is permitted, subject to the same restrictions on density and to the same property development regulations.

(D) Design and Development. Each manufactured home:

(1) Shall be built on a permanent foundation approved by the building official;

(2) Shall be certified under the National Manufactured Home Construction and Safety Act of 1974, and shall be installed in accordance with the provisions of the most recent edition of the Uniform California Building Code adopted by the city;

(3) Shall provide skirting of exterior finish materials extending to the finished grade;

(4) Shall have roofing material complying with the most recent editions of the Uniform Building Code adopted by the city;

(E) Cancellation of State Registration. Whenever a manufactured home is installed on a permanent foundation, any registration of the manufactured home with the state of California shall be canceled, pursuant to state laws and regulations. Before any occupancy certificate may be issued for use of such a manufactured home, the owner shall provide to the building official satisfactory evidence showing that the state registration of the manufactured home has been or will, with certainty, be canceled; if the manufactured home is new and has never been registered with the state, the owner shall provide the building official with a statement to that effect from the dealer selling the home.

(Ord. 2001-02 § 1, 2001.)

**SECTION 4:** Amend American Canyon Municipal Code Section 19.11.050 to allow a minimum of 1.0 Floor Area Ratio (FAR) standards in the Neighborhood Commercial (CN) and 1.25 FAR in the Community Commercial (CC) zoning districts for residential projects with three to seven dwelling units or for residential projects with eight or more dwelling units as follows:

#### 19.11.050 Development standards.

Table 2 of this chapter sets forth the minimum lot area for each commercial district.

**Table 2**

Zoning District	CN	CC
Minimum area per lot	10,000 sq. ft.	1 acre**
Minimum width per lot	100 feet	200 feet
Minimum depth per lot	100 feet	100 feet
Minimum front yard	10 feet	20 feet
Minimum side yard	10 feet	10 feet
Street side of corner lot	10 feet	15 feet
Minimum rear yard	20 feet	10 feet
Minimum setback from Hwy. 29	40 feet 50 feet avg.	40 feet 50 feet avg.
Density		
Nonresidential	0.35 FAR	0.50 FAR
Mixed-use structure	1.5	1.5
Residential portion	1.0	1.0
Commercial portion	0.50	0.50
Residential (3-7 dwelling units)	1.0 FAR Minimum	1.0 FAR Minimum
Residential (8 or more dwelling units)	1.5 FAR Minimum	1.5 FAR Minimum
Maximum number of stories:		
All buildings	2 stories	2 stories
Exceptions:		
Residential or mixed-use structures	3 stories	3 stories west of Broadway

Zoning District	CN	CC
Residential, overnight accommodations and lodging services, or mixed-use structures	N/A	4 stories east of Broadway
Maximum building height:	30 feet	35 feet
Exceptions:		
Residential or mixed-use structures	42 feet	42 feet west of Broadway
Residential, overnight accommodations and lodging services, or mixed-use structures	N/A	54 feet east of Broadway
Maximum building coverage for stand-alone residential uses	50 percent west of Broadway	50 percent west of Broadway
	60 percent east of Broadway	60 percent east of Broadway

**SECTION 5:** Amend American Canyon Municipal Code Section 19.11.040 to remove the conditional use permit requirement for large farm employee housing in the CC zoning district as follows:

#### 19.11.040 Permitted uses.

Table 1 of this section sets forth the permitted and conditionally permitted uses for each commercial district. A "P" designates a permitted use. A "C" indicates a conditionally permitted use subject to approval of a use permit by the planning commission. An "M" indicates a minor use permit is required pursuant to Chapter 19.42. If no letter is found opposite a particular use, it is not permitted in that district.

**Table 1**  
**Permitted and Conditionally Permitted Uses <sup>1</sup>**

#### Community Commercial and Neighborhood Commercial Districts

Use Classification	Zoning District		Related Provision
	CN	CC	
<b>Residential</b>			
Farm employees housing	-	P	

**SECTION 6:** Adopt the updated American Canyon Municipal Code Chapter 19.39 "Accessory Dwelling Units" as follows:

#### Chapter 19.39 ACCESSORY DWELLING UNITS

##### 19.39.010 Purpose of the chapter.

##### 19.39.020 Applicability.

##### 19.39.030 General plan consistency.

##### 19.39.040 Definitions.

19.39.050 Development standards—Generally.

19.39.060 Junior accessory dwelling unit standards.

19.39.070 Parking standards.

19.39.080 Operational standards.

19.39.090 Design standards.

19.39.100 Review and approval process.

19.39.110 Code enforcement.

**19.39.010 Purpose of the chapter.**

The purpose of this chapter is to increase the supply of smaller units and rental housing units by allowing accessory dwelling units on lots containing a single-family dwelling in various residential districts as shown on Table 19.10.040, and to establish design and development standards for accessory dwelling units to ensure that they are compatible with existing neighborhoods and consistent with the general plan and its elements. Accessory dwelling units contribute needed housing to the community's housing stock. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

**19.39.020 Applicability.**

The provisions of this chapter apply to all lots that are occupied with a single-family dwelling unit and multifamily dwelling and zoned residential. Accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located and are a residential use that is consistent with the existing general plan and zoning designation for the lot. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

**19.39.030 General plan consistency.**

An accessory dwelling unit that conforms to this chapter shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth in accordance with Government Code Section 65852.2(a)(8). (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

**19.39.040 Definitions.**

“Accessory dwelling unit” means any of the following:

1. One dwelling unit attached to, within, or detached from the proposed or existing primary dwelling unit that is on the same parcel in areas zoned to allow single-family and/or multifamily dwelling

residential use, and provides permanent and independent provisions for living, sleeping, eating, cooking, and sanitation for one or more persons.

2. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
3. A manufactured home, as defined in Section 18007 of the Health and Safety Code.
4. Multiple accessory dwelling units up to 25 percent of the existing multifamily dwelling units within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings, as defined in Government Code section 65852.2, subdivision (e)(1)(C).

“Junior accessory dwelling unit” means one accessory dwelling unit that is 500 square feet or less that is contained entirely in the primary residence or within an attached garage.

“Primary residence” means the residential dwelling that existed on the parcel before or constructed concurrent with the accessory dwelling unit. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

#### **19.39.050 Development standards—Generally.**

- A. Each accessory dwelling unit requires approval of a building permit.
- B. The applicant of each accessory dwelling unit building permit application shall identify the anticipated rent and household size of the new accessory dwelling unit.
- C. One detached accessory dwelling unit, one attached accessory dwelling unit, and one junior accessory dwelling unit are permitted per single-family parcel.
- D. A multi-family or single-family primary residence dwelling must exist on the parcel before the accessory dwelling unit is built or it shall be built concurrently with the accessory dwelling unit.
- E. Accessory dwelling units shall comply with the lot area, yard setback, height, and building coverage standards of the applicable residential zoning district as described in Section 19.10.050 except for the following:
  1. The accessory dwelling unit is built in the garage and the garage setback is closer than the setback for the primary residence.
  2. If the accessory dwelling unit is built in a previously-permitted ~~existing~~ accessory structure, the ~~existing~~ accessory structure setbacks apply and not the setbacks for a single-family house.
  3. Development standards shall be waived to permit a detached accessory dwelling unit that is no greater than eight hundred square feet, and has four-foot setbacks.
  4. The maximum ADU height depends on these conditions:
    - i. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.
    - ii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing

- or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code.
- iii. A local agency shall also allow an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
  - iv. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.
  - v. A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require a local agency to allow an accessory dwelling unit to exceed two stories.
5. The applicant shall not be required to correct pre-existing nonconforming zoning conditions that are not related to the ADU as a condition of ADU approval.

F. Accessory Dwelling Living Area Standard.

- 1. A Detached accessory dwelling unit shall not exceed one 1,200 square feet, unless:
  - i. On a single-family lot, the detached ADU converts a previously-permitted accessory structure which is greater than 1,200 square feet. In this circumstance, the ADU may equal the square footage of the existing accessory structure.
  - ii. On a lot with a multifamily primary dwelling, the detached ADU is not subject to a square foot limit (Gov. Code, § 65852.2, subds. (e)(1)(A), (C), and (D)).
- 2. An Attached accessory dwelling unit may occupy up to fifty percent of the primary residence living area but shall not exceed 1,200 square feet.
- 3. A Junior accessory dwelling unit shall not exceed 500 square feet.

G. Fire Sprinkler Requirements.

- 1. Accessory dwelling units shall comply with all applicable fire safety provisions of state law as well as locally adopted building and fire codes under Title 16. Examples include, but are not limited to, standards such as water supply and fire department access.
- 2. Accessory dwelling units shall not be required to be equipped with fire sprinklers unless fire sprinklers are required for the primary residence. For purposes of this requirement, the following standards shall apply:
  - i. When the primary residence has fire sprinklers, the accessory dwelling unit shall be constructed with fire sprinklers.
  - ii. When the primary residence does not have fire sprinklers, the junior accessory dwelling unit and attached accessory dwelling unit do not require fire.
  - iii. Detached accessory dwelling units require fire sprinklers unless the primary residence

does not have fire sprinklers.

H. Deed Restrictions. Prior to issuing a building permit for an accessory dwelling unit, the property owner shall file with the county recorder, in a format with language approved by the city, a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:

1. The accessory dwelling unit shall not be sold separately.
2. The restrictions are binding upon any successor in ownership of the property.
3. The property owner must occupy as a primary residence one of the two dwelling units on the property, either the primary or accessory dwelling unit except accessory dwelling unit and junior accessory dwelling unit applications submitted between January 1, 2020 to January 1, 2025.
4. When the applicant is a qualified nonprofit housing organization, a deed restriction is not required.

I. Impact Fees.

1. Accessory dwelling units less than 750 square feet are exempt from all city impact fees.
2. Impact fees for accessory dwelling units equal or greater than 750 square feet are exempt from water and sewer capacity fees. All remaining impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

J. Accessory Dwelling Units on Multifamily Dwellings. The building division shall review and approve ministerially accessory dwelling units under the following conditions.

1. Non-habitable area within an existing multifamily dwelling structure, including, but not limited to: storage rooms, boiler rooms, passageways, attics, basements or garages, may be converted to one or more accessory dwelling units if each accessory dwelling unit complies with state dwelling unit building standards.
2. An existing multifamily dwelling shall be permitted to accommodate additional accessory dwelling units in an amount up to twenty-five percent of the existing multifamily dwelling units.
3. An existing multifamily dwelling is permitted a minimum of one accessory dwelling unit up to two detached accessory dwelling units on the same lot. Each detached accessory dwelling unit shall subject to a height limit in accordance with Section 19.35.050(E)(4) and four- foot rear yard and side yard setbacks.

K. CC&Rs. As defined in California Civil Code Section 4751 or any successor statute, any covenant, condition, and restriction (CC&R) or contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned

for single-family residential use that meets the above-described minimum standards (subsections F and G) established for those units shall be void and unenforceable. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

**19.39.060 Junior accessory dwelling unit standards.**

- A. Each junior accessory dwelling unit shall comply with the following building standards.
  1. The dwelling must have its own exterior entrance.
  2. The kitchen must include a cooking facility with appliances and includes a food preparation counter and storage cabinets.
  3. The bathroom may be included in the unit or shared with the primary residence.
  4. Junior accessory dwelling units are exempt from the building code wall separation requirements with the primary residence. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

**19.39.070 Parking standards.**

- A. When accessory dwelling unit parking is required by this chapter or provided at the discretion of the homeowner, parking spaces may be covered or uncovered, provided as tandem parking on an existing driveway or on a paved surface in a setback or yard area.
- B. Primary Residence. Parking for the primary residence must comply with Chapter 19.21 except when the garage is converted to a ADU.
- C. Detached Accessory Dwelling Unit.
  1. A minimum of one on-site parking space is required.
  2. Notwithstanding subsection (C)(1), on-site ADU parking is not required when:
    - i. The detached accessory dwelling unit is located within one-half mile walking distance of public transit or within one block of a car-sharing pickup/drop-off location; and/or
    - ii. The ADU is located within an architecturally and historically significant historic district; and/or
    - iii. The ADU is part of the proposed or existing primary residence or an accessory structure; and/or
    - iv. On-street parking permits are required but not offered to the occupant of the ADU; and/or
    - v. A car share vehicle is located within one block of the accessory dwelling unit; and/or
    - vi. An accessory dwelling unit building permit application is submitted in conjunction with a building permit application for a new single-family dwelling or a new multifamily dwelling on the same lot.
- D. Attached Accessory Dwelling Unit. No on-site parking is required.

- E. Junior Accessory Dwelling Unit. No on-site parking is required.
- F. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the city shall not require replacement of the off-street parking spaces. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

**19.39.080 Operational standards.**

- A. The accessory dwelling unit may not be sold separately from the primary residence.
- B. Owner-Occupancy. The property owner shall reside in either the primary residence or the accessory dwelling unit except accessory dwelling unit and junior accessory dwelling unit applications submitted between January 1, 2020 to January 1, 2025.
- C. An accessory dwelling unit may not be rented for transient occupancy (less than thirty consecutive days). (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

**19.39.090 Design standards.**

Accessory dwelling units shall comply with the following standards.

- A. An accessory dwelling unit connected to an onsite water treatment system requires a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last ten years. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

**19.39.100 Review and approval process.**

Permits for accessory dwelling units and junior accessory dwelling units shall be reviewed ministerially through the building division in accordance to Government Code Section 65852.2 (a) through (e).

- A. The building division shall “shall approve or deny” ~~act on~~ the application to create an accessory dwelling unit or junior accessory dwelling unit within sixty days from the date the building division receives a completed application if there is an existing single-family or multifamily dwelling on the lot.
- B. If the City denies an accessory dwelling unit building permit application, the applicant shall receive a list of application deficiencies that would remedy a subsequent building permit application.

**JUSTIFICATION:** See HCD Comment #11 related to the City’s obligation to approve or deny an ADU application within 60-days.

- A. If the permit application to create an accessory dwelling unit or junior accessory dwelling unit is submitted concurrently with a permit application to create a new single-family dwelling on the lot, the building division may delay acting on the accessory dwelling unit or junior accessory dwelling unit permit application until the building division acts on the new single-family dwelling permit application, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered ministerial without discretionary review or a hearing. If the applicant requests a delay, the sixty-day time period shall be tolled for the period of the delay. (Ord. 2020-04 § 1, 2020)

**19.39.110 Code enforcement.**

For accessory dwelling units built before January 1, 2020, the property owner may request delayed enforcement of building standards for five years.

- A. There shall be no delays granted after January 1, 2030.
- B. There shall be no delays granted if the delay of the correction will cause a violation needed to protect health and safety. (Ord. 2020-04 § 1, 2020)

**SECTION 7. CEQA FINDINGS.** The City Council finds the municipal code amendments are exempt from environmental review under CEQA because the amendments are consistent with State law that preempt any inconsistent local ordinance. Thus, the City's action is not creating a new land use regulation and it can be seen with certainty that no environmental impacts will result from the City's action. Consequently, and in accordance with CEQA Section 21084(a) and both Section 15002(i)(1) – lack of Local Jurisdictional Discretion – and Section 15061(b)(3) – General Rule of Exemption – of the CEQA Guidelines, the ordinance adoption is exempt from CEQA review and a Notice of Exemption has been prepared for this proposed amendment.

**SECTION 8. EFFECTIVE DATE.** This ordinance shall become effective effect 30 days after its final passage pursuant to Government Code Section 36937.

**SECTION 9. SEVERABILITY.** If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of 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 adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

**SECTION 10. CUSTODIAN OF RECORDS.** The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 4831 Broadway, Suite 201, American Canyon, CA 94503. The custodian of these records is the City Clerk.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 19<sup>TH</sup> day of March, 2024 by the following vote:

AYES: Council Members Aboudamous, Joseph, Washington, and Mayor Garcia  
NOES: None  
ABSTAIN: None  
ABSENT: Vice Mayor Oro

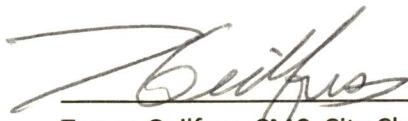
The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 2<sup>nd</sup> day of April, 2024, by the following vote:

AYES: Council Members Aboudamous, Joseph, Washington ,Vice Mayor Oro, and Mayor Garcia  
NOES: None  
ABSTAIN: None  
ABSENT: None

Leon Garcia

Leon Garcia, Mayor

ATTEST:

  
\_\_\_\_\_  
Teresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
William D. Ross, City Attorney