



AGENDA ITEM 8

- Public Hearing
- Ordinance
- Consent Calendar
- Discussion

WALNUT CITY COUNCIL

AGENDA DATE: JUNE 25, 2025

To: Mayor Freedman and Council Members

VIA: Tom Weiner, City Manager *TW*
Chris Vasquez, Community Development Director *CV*

FROM: Gabriel Katigbak, Associate Planner *GK*

SUBJECT: Adoption of Ordinance No. 25 – 04: To amend and replace Title 6 (Planning and Zoning), Chapter 6.08 (Zoning Provisions in General), Section 6.08.210 (Accessory Housing) of the Walnut Municipal Code (WMC) relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

RECOMMENDATION:

It is recommended that the Walnut City Council adopt, by title only, and waive further reading of Ordinance No. 25 – 04, “An Ordinance of the City Council of the City of Walnut, County of Los Angeles, California, to amend in its entirety Walnut Municipal Code (WMC), Title 6 (Planning and Zoning), Chapter 6.08 (Zoning Provisions in General), Section 6.08.210 (Accessory Housing), relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and determining the Ordinance to be exempt from CEQA.

BACKGROUND:

On June 11, 2025, the City Council held a duly noticed Public Hearing to introduce Ordinance No. 25 – 04, amending in its entirety WMC § 6.08.210 pertaining to Accessory Housing (Attachment 1). The City Council acted and adopted the following item:

1. Waived further reading and introduced Ordinance No. 25 – 04, “An Ordinance of the City Council of the City of Walnut, County of Los Angeles, California, to amend in its entirety Walnut Municipal Code (WMC), Title 6 (Planning and Zoning), Chapter 6.08 (Zoning Provisions in General), Section 6.08.210 (Accessory Housing), relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and determining the Ordinance to be exempt from CEQA.”

Ordinance No. 25 – 04 has been introduced to align with State Legislation regarding ADUs and JADUs. Without adoption of this Ordinance, the City’s local regulations on accessory housing becomes in effect, null and void, resulting in the application of default State

standards – which as typically less restrictive and significantly reduce the City’s ability to regulate accessory housing units.

The City Council directed that the Ordinance be revised to clarify that the definition of a “bedroom” must explicitly state compliance with all applicable Building Code standards. This update is reflected in Section 6.08.210(B)(2) of the Ordinance.

PUBLIC NOTICE:

In accordance with Public Resources Code § 21080.17 and CEQA Guidelines § 15282(h), the adoption of an Ordinance by a City or County to implement Government Code § 65852.1 and 66310 – 66342 regarding ADUs and JADUs in single – family and multi – family residential zones is statutorily exempt from CEQA requirements.

FISCAL IMPACT:

The proposed amendment to the WMC will come into effect thirty (30) days following the adoption of Ordinance No. 25 – 04. There will be no fiscal impact resulting from the adoption of this Ordinance, and the Project proponents will pay for all entitlements that are subject to this Ordinance.

RELATION TO MISSION STATEMENT:

Our mission is to protect Walnut’s small-town, rural character, uphold public safety, and provide responsive governance while thoughtfully planning for the community’s future.

Attachments:

1. Ordinance No. 25 – 04.

Attachment 1

Ordinance No. 25 – 04

ORDINANCE NO. 25 – 04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WALNUT, COUNTY OF LOS ANGELES, CALIFORNIA, TO AMEND IN ITS ENTIRETY WALNUT MUNICIPAL CODE (WMC) TITLE 6 (PLANNING AND ZONING), CHAPTER 6.08 (ZONING PROVISIONS IN GENERAL), SECTION 6.08.210 (ACCESSORY HOUSING), RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA.

WHEREAS, on June 11, 2025, the Walnut City Council was presented with Ordinance No. 25 – 04, to amend in its entirety Walnut Municipal Code (“WMC”) § 6.08.210 (Accessory Housing) relating to Accessory Dwelling Units (“ADUs”) and Junior Accessory Dwelling Units (“JADUs”); and

WHEREAS, State Law authorizes cities to act by Ordinance to provide for the creation and regulation of ADUs and JADUs; and

WHEREAS, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to comply with the amended provisions of California Government Code (“Cal. Gov. Code”) § 66310 – 66342, as applicable; and

WHEREAS, in recent years, the California Legislature has approved, and the Governor has signed into law, a number of bills that, among other things, amended Cal. Gov. Code § 66310 – 66342 to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, the adoption of an Ordinance regarding ADUs and JADUs in a single – family, or multi – family residential Zone by a City or County to implement provisions of Cal. Gov. Code § 66310 – 66342 relating to ADUs and JADUs is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code § 21080.17 and CEQA Guidelines § 15282(h); and

WHEREAS, in 2024, the California Legislature approved, and the Governor signed into law, Assembly Bill (“AB”) 2533 and Senate Bill (“SB”) 1211 that further amend Cal. Gov. Code § 66310 – 66342; and

WHEREAS, AB 2533 and SB 1211 took effect January 1, 2025, and, therefore, the City’s ADU Ordinance must comply with the applicable requirements imposed under AB 2533 and SB 1211, lest the City’s entire existing ADU Ordinance becomes null and void as a matter of law; and

WHEREAS, the development of accessory dwelling units and junior accessory dwelling units will further Local, Regional, and State goals for meeting the Regional Housing Needs Allocation set forth in the City’s Housing Element 2021 – 2029; and

WHEREAS, there is a current and immediate threat to the Public Health, Safety, or Welfare based on the passage of AB 2533 and SB 1211, as applicable, because if the City's ADU Ordinance becomes null and void, the City would thereafter be limited to applying the few default standards that are provided in Cal. Gov. Code § 66310 – 66342 for the approval of ADUs and JADUs; and

WHEREAS, the approval of ADUs and JADUs based solely on the default statutory standards, without local regulations governing height, setback, landscape, and architectural review, among other things, would threaten the character of the existing neighborhoods, and negatively impact property values, personal privacy, and fire safety.

WHEREAS, the City Council has determined that the adoption of this Ordinance is necessary to protect the public health, safety, and welfare of the residents of Walnut.

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

SECTION 1. The above recitals are true and correct and incorporated fully herein;

SECTION 2. Title 6 (Planning and Zoning), Chapter 6.08 (Zoning Provisions in General), Section 6.08.210 (Accessory Housing) of the Walnut Municipal Code, regarding accessory housing is hereby amended in its entirety to read as follows:

§ 6.08.210 Accessory housing.

A. Purpose. This Section is intended to provide for the creation of accessory dwelling units (“ADU”) and junior accessory dwelling units (“JADU”) in a manner that is ministerial and nondiscretionary, consistent with State Law, Title 6 (Planning and Land Use), Chapter 6.08 (Planning and Zoning), Section 6.08.210 (Accessory Dwelling Units) of the Walnut Municipal Code.

1. ADUs and/or JADUs, as applicable, are permitted on lots developed or proposed with dwelling units in areas zoned for single-family and multi-family residential (including mixed-use residential) uses and can provide an important source of affordable housing. For purposes of this Section, the existing or proposed single-family dwelling, multi-family dwelling, and/or nonconforming single-family dwelling in a multi-family zone, shall also be known as the primary dwelling.
2. Establishing reasonable regulations for ADUs and JADUs is an appropriate mechanism to properly balance the need for additional affordable housing with the need to maintain existing architectural character, community character, and neighborhood quality of life.

3. ADUs and JADUs are not considered for purposes of the General Plan density bonuses.

B. Definitions. For the purpose of this Section, the following definitions shall apply:

1. "Accessory Dwelling Unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a Lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU also includes the following:
 - a. An "efficiency unit", as defined by the California Health and Safety Code § 17958.1 (Note: "Efficiency unit" is defined in 25 CCR 7301 as a dwelling unit that contains only one habitable room); and
 - b. A manufactured home, as defined by the California Health and Safety Code § 18007.
2. "Bedroom" means any room, other than a living room, family room, dining room, kitchen, bathroom, or laundry room, and shall include specialty rooms as defined by WMC § 6.08.020. All bedrooms must meet the applicable requirements of the California Building Code.
3. "Efficiency kitchen" means a kitchen that includes each of the following:
 - a. A cooking facility with appliances;
 - b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit; and
4. "Junior Accessory Dwelling Unit" or "JADU" means a residential unit that satisfies all of the following:
 - a. It is no more than five hundred square feet in size;
 - b. It is contained entirely within an existing or proposed single-family structure (an enclosed use within the residence, such as an attached garage, is considered be a part of and contained within the single-family structure);
 - c. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure;

- d. If the unit does not include its own separate sanitation facilities, then it contains an interior entrance to the main living area of the existing or proposed single-family structure in addition to an exterior entrance that is separate from the main entrance to the primary dwelling; and
 - e. Includes an efficiency kitchen, as defined in (B)(3) of this Section.
5. "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.
 6. "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.
 7. "Net usable area" means the total area of the lot not including areas restricted from development by easements or other recorded restrictions, and areas of the lot exceeding a 4:1 slope.
 8. "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
 9. "Objective standards" means standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.
 10. "Passageway" means a pathway that is unobstructed clear to the sky and extends from the street to one entrance of the accessory dwelling unit.
 11. "Primary residence (unit)" means a legally constructed residential unit on a legal lot.
 12. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
 13. "Tandem parking" means a parking configuration where two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

C. **Approvals.** The approvals apply to ADUs and JADUs under this Section:

- 1. Building Permit Only.** If an ADU and JADU complies with each of the general requirements in Subsection D of this Section, it is allowed with only a Building Permit in the following scenarios:
 - a.** Converted on Single-Family Lot. One ADU and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
 - i.** Is either within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case of an ADU only) within the existing accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress; and
 - ii.** Has exterior access that is independent of that for the single-family dwelling; and
 - iii.** Has side and rear setbacks sufficient for fire and safety, as dictated by applicable Building and Fire Codes; and
 - iv.** The JADU complies with the requirements of Government Code § 66333 – 66339.
 - b.** Limited Detached on Single-Family Lot. One detached, new construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under Subsection (C)(1)(a) of this Section), if the detached ADU satisfies the following limitations:
 - i.** The side- and rear- yard setbacks are at least four-feet.
 - ii.** The total floor area is 800 square feet or smaller.
 - iii.** The peak height above grade does not exceed the applicable height limit in Subsection (D)(2) of this Section.
 - c.** Converted On Multifamily Lot. One or more ADUs 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 converted accessory dwelling unit complies with State building standards for dwellings. Under this Subsection (C)(1)(c), at least one converted ADU is allowed within an existing multifamily dwelling, up to a quantity equal to 25% of the existing multifamily dwelling units.

- d.** Limited Detached On Multifamily Lot. No more than two detached ADUs on a lot that has a proposed multifamily dwelling, or up to eight detached ADUs on a lot with an existing multifamily dwelling, if each detached ADU satisfies the following limitations:
 - i.** The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has side- or rear-yard setbacks of less than four-feet, the City will not require any modification of the multifamily dwelling as a condition of approving the accessory dwelling unit.
 - ii.** The peak height above grade does not exceed the applicable height limit in Subsection (D)(2), below.
 - iii.** If the lot has an existing multifamily dwelling, the quantity of detached ADUs does not exceed the number of primary dwelling units on the lot.

2. ADU Permit.

- a.** Except as followed under (C)(1) of this Section, no accessory dwelling unit may be created without a Building Permit and an ADU permit in compliance with the standards set forth in Subsections D and E of this Section.
- b.** ADU permits are subject to processing fees as determined by the City.

3. Process and Timing.

- a.** An ADU is considered and approved ministerially, without discretionary review or public hearing.
- b.** The City must approve or deny an application to create an ADU or JADU within 60 days from the date that the City receives a completed application. If the City has not approved or denied the completed application within 60 days, the application is deemed approved unless either:
 - i.** The Applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay; or
 - ii.** When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay acting on the permit application to create the new single-family or multifamily dwelling,

but the application to create the ADU or JADU will still be considered ministerially without discretionary review or public hearing.

- c. If the City denies an application to create an ADU or JADU, the City must provide the applicant with comments that include, among other things, a list of all defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by Subsection (C)(3)(b) above.
- d. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

D. General ADU and JADU Requirements. The following requirements apply to all ADUs and JADUs that are approved under subsection (C)(1) or (C)(2) of this Section:

1. Zoning.

- a. An ADU or JADU subject only to a Building Permit under Subsection (C)(1) of this Section may be created on a lot in a residential or mixed-use zone.
- b. An ADU or JADU subject to an ADU permit under Subsection (C)(2) of this Section may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

2. Height.

- a. Except as otherwise provided by Subsections (D)(2)(b) and (D)(2)(c) below, a detached ADU created on a lot with an existing or proposed single-family or multifamily dwelling unit may not exceed sixteen (16') feet in height.
- b. A detached ADU may be up to eighteen (18') feet in height if it is created on a lot with an existing or proposed single-family or multifamily dwelling unit that is located within one-half 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, and the ADU may be up to two additional feet in height (for a maximum of twenty (20') feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

- c. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed eighteen (18') feet in height.
 - d. An ADU that is attached to the primary dwelling may not exceed twenty-five (25') feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this Subsection (D)(2)(d) may not exceed two stories.
 - e. For the purposes of this Section (D)(2), height is measured above existing grade to the peak of the structure.
- 3. Fire Sprinklers.
 - a. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
 - b. The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.
- 4. Rental Terms. No ADU or JADU may be rented for a term that is shorter than thirty (30) days or as defined in WMC § 3.36.060(F) of this Code.
- 5. No Separate Conveyance. An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).
- 6. Income reporting. In order to facilitate the City's obligation to identify adequate sites for housing in accordance with Government Code Sections 65583.1 and 66310 – 66342, each Building Permit application must include an estimate of the projected annualized rent that will be charged for the ADU or JADU.
- 7. Building and Safety.
 - a. Building Code Compliance. Subject to Subsection (D)(7)(b) below, all ADUs and JADUs must comply with all local Building Code requirements.
 - b. No change of occupancy. Construction of an ADU does not constitute a Group R occupancy change under the local Building Code, as described in Section 310 of the California Building Code, unless the Building Official or Code Enforcement Officer makes a written finding based on substantial

evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this Section prevents the City from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this Section.

E. ADU Development Standards.

1. Maximum size.
 - a. The maximum size of a detached or attached ADU subject to this Subsection is one – thousand (1,000) square feet.
 - b. An attached ADU that is created on a lot with an existing primary dwelling is further limited to 50% of the floor area of the existing primary dwelling.
 - c. Application of other development standards in this Subsection, such as FAR or lot coverage, might further limit the size of the ADU, but no application of FAR, lot coverage, front setback, landscaping or open space requirements may require the ADU to be less than 800 square feet.
2. Setbacks. ADUs subject to this Subsection shall comply with the following setbacks, subject to Subsection (E)(1)(c) of this Section. Setbacks are measured from property lines or vehicular easements, whichever is applicable.
 - a. Attached and detached ADUs.
 - i. Front yard setbacks.
 - (a) Single-Family Residential Zoning District(s), R-1 – 20 feet.
 - (b) Residential Planned Development Zoning District(s), R.P.D. – 20 feet.
 - (c) Multiple Family Residential Zoning District(s), R-2 and R-3 – 20 feet.
 - (d) Medium-High Density Residential Zoning District, R-4 – 20 feet when adjacent to existing residential and 0 feet when residential is separated by a street.
 - (e) High Density Residential Zoning District, R-5 – 0 feet.

(f) Mixed-Use/Housing Opportunity Overlay Zoning District(s).

i. MU/HOO-1, West Valley Specific Plan:

1. Commercial Node Mixed Use (WVMU-1) and Corridor Mixed Use (WVMU-2):

- a.** Valley Boulevard – 15 feet maximum.
- b.** Corner Intersections on Valley Boulevard – 15 feet maximum.
- c.** Other streets – 5 feet minimum and 12 feet maximum.
- d.** Alley – 7 feet maximum.

2. Transitional Residential Mixed Use (WVMU-3) – Not Applicable; Refer to the West Valley Specific Plan.

(ii) MU/HOO-2, Cornerstone Specific Plan:

1. Small Lot Detached, Multifamily Homes:

- a.** From All Streets – 10 feet.
 - i.** Buildings and Structures (living spaces and porches) from street corner (measured from the building corner to the back of the sidewalk or lot line, whichever is less) – 8 feet.
- b.** From Alleys or Motor-courts -2 feet.

2. Small Lot Attached, Multifamily Homes:

- a.** From Street – 8 feet.

(iii) MU/HOO-3, The Terraces at Walnut Specific Plan:

1. Single – Family District – 20 feet.
 2. Small – Lot District – 5 feet.
 3. Townhome District – 10 feet.
- (g) Francesca Specific Plan – 8 feet.
 - (h) San Jose Hills Specific Plan – 5 feet.
 - (i) Snow Creek Village Specific Plan – 12 feet.
 - (j) Walnut Esplanade Specific Plan – 5 feet.
- ii. Side- and rear- setbacks. The side and rear setbacks for all ADUs shall be a minimum of 4 feet.
 - iii. No setback is required for an ADU that is subject to this Subsection (E) if the ADU is constructed in the same location and to the same dimensions as an existing structure.
3. Floor Area Ratio (FAR). No ADU subject to this Subsection (E) may cause the total FAR to the lot to exceed 40% in single-family zoning districts with no limitation in multifamily zoning districts, subject to Subsection (E)(1)(c) of this Section.
 4. Lot Coverage. No ADU subject to this Subsection (E) may cause the total lot coverage to exceed the limitations as noted below, except as noted in Subsection (E)(1)(c) of this Section.
 - a. Single-Family Residential Zoning District, R-1 – 40% maximum lot coverage;
 - b. Limited Multiple Family Residential Zoning District, R-2 – 50% maximum lot coverage;
 - c. Multiple-Family Residential Zoning District, R-3 – 60% maximum lot coverage;
 - d. Residential Planned Development Zoning District, R.P.D. – 40% maximum lot coverage;
 - e. Medium – High Residential Zoning District, R-4 – 75% maximum lot coverage;

- iv. When on-street parking permits are required but not offered to the occupant of the ADU.\
 - v. When there is an established car share vehicle stop located within one block of the ADU.
 - vi. When the permit application to create an ADU is submitted with an application to create a new single-family or multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in Subsections (E)(8)(b)(i) through (v), above.
- c. No replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, or when a garage is converted to a JADU, those off-street parking spaces are not required to be replaced.

F. Architectural Requirements.

- 1. The materials and colors of the exterior walls, roof, windows and doors must match the appearance and architectural design of those of the primary dwelling.
- 2. The exterior lighting must be limited to down-lights or as otherwise required by the Building or Fire Code.
- 3. The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance shall not be on the same side of the primary dwelling entrance, unless this entrance is screened from public view(s).
- 4. The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.

G. Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures.

- 1. Generally. The City will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.
- 2. Unpermitted ADUs and JADUs were constructed before 2020.

- b. Permit to legalize. As required by State Law, the City may not deny a permit to legalize an existing, but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds:
 - i. The ADU or JADU violates applicable building standards; or
 - ii. The ADU or JADU does not comply with State ADU or JADU law (Government Code Section(s) 66310 – 66342) or this ADU Ordinance (Section 6.08.210).
- c. Exceptions.
 - i. Notwithstanding Subsection (G)(2)(a) above, the City may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the City makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code Section 17920.3.

SECTION 3. If any provision of this Ordinance or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Ordinance which can be given effect without the invalid provisions or application, and to this end each phrase, section, sentence, or word is declared to be severable.

SECTION 4. This Ordinance shall take effect thirty (30) days after the date of its final passage. The City Clerk shall certify as to the adoption of this Ordinance and cause this Ordinance to be published and posted in the manner required by Law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Walnut, California, this 25th day of June 2025.

Linda Freedman, Mayor

ATTEST:

Teresa De Dios, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF WALNUT)

I, Teresa De Dios, City Clerk of the City of Walnut, do hereby certify that the foregoing Ordinance No. 25 – 04 being:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WALNUT, COUNTY OF LOS ANGELES, CALIFORNIA, TO AMEND IN ITS ENTIRETY WALNUT MUNICIPAL CODE (WMC) TITLE 6 (PLANNING AND ZONING), CHAPTER 6.08 (ZONING PROVISIONS IN GENERAL), SECTION 6.08.210 (ACCESSORY HOUSING), RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA.

Said Ordinance was duly introduced by a regular meeting held on June 11, 2025, and was adopted at a regular meeting of the City Council held on June 25, 2025, by the following vote, to wit:

AYES: COUNCILMEMBER(S):
NOES: COUNCILMEMBER(S):
ABSTAIN: COUNCILMEMBER(S):
ABSENT: COUNCILMEMBER(S):

Teresa De Dios, City Clerk