

NOTICE OF CITY COUNCIL REVIEW

STUDY SESSION REGARDING A CODE AMENDMENT PERTAINING TO ACCESSORY DWELLING UNITS (ADUs)

NOTICE IS HEREBY GIVEN that the City of Claremont has initiated an amendment to the Claremont Municipal Code (CMC) pertaining to accessory dwelling units (ADUs) (**#17-CA01**). The proposed Code Amendment responds changed State laws that aim to facilitate the increased production of ADUs.

On February 12, 2019, the proposed code amendment went before the City Council for a second reading of the ordinance that would amend how ADU's are regulated in the City. At the February 12 meeting, the City Council directed staff to hold a study session to further analyze the issue. Specific topics the City Council directed staff to address at the study session include maximum permitted ADU square footages and incentivizing the creation of affordable ADUs. The study session also provides the public another opportunity to provide input on the proposed Code Amendment.

The study session will be held on **Monday, March 11, 2019, beginning at 6:30 p.m.** in the City Council Chamber, 225 W. Second Street, Claremont, at which time all interested persons can speak to the City Council regarding the proposed amendment.

Proposed Change to CMC Chapter 16.333 – Accessory Dwelling Units

The proposed Code Amendment would replace CMC Chapter 16.333 – Accessory Second Units in full with a new CMC Chapter 16.333 – Accessory Dwelling Units. Revised regulations in CMC Chapter 16.333 are intended to facilitate the creation of new ADUs on single-family and multi-family residential properties in the City. Specific revisions to regulations on ADUs include the following:

- Provide for a ministerial review process for ADU proposals in accordance with State law, while also providing a discretionary review process that allows for creativity in the design of ADUs.
- Modify which properties are eligible to have an ADU
- Revise parking requirements in accordance with State law
- Revise ministerial design standards for ADUs
- Provide for a range of maximum floor areas for ADUs based on the zoning designation of the property

No decision will be rendered at this study session. The draft regulations will be further revised, if needed, based on the comments received at the study session prior to scheduling a review of the revised amendment by the Planning Commission. As the advisory body for Code Amendments, the Planning Commission will make a recommendation to the City Council, the decision-making body for Code Amendments.

NOTICE IS FURTHER GIVEN that a study session on a Code Amendment pertaining to ADUs is not a project as defined by Section 15398 of the California Environmental Quality Act (CEQA) guidelines. Additionally, the proposed Code Amendment pertaining to ADUs is statutorily exempt from the provisions of CEQA pursuant to Section 15282(h) of the Public Resources Code that exempts the adoption of an ordinance regarding ADUs by cities and counties that implement the provisions of Section 65852.2 of the California Government Code. Therefore, no further environmental review is necessary.

Persons are invited to provide questions or comments in advance of the study session by contacting Associate Planner Nikola Hlady via email at nhlady@ci.claremont.ca.us or via phone at (909) 399-5353, or by sending written comments to P.O. Box 880, Claremont, CA 91711-0880.

In compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a City meeting should contact the City Clerk at 909/399-5461 "VOICE" or 1-800/735-2929 "TT/TTY" at least three (3) working days prior to the meeting, if possible.

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CITY CLERK
CITY OF CLAREMONT