



NOTICE OF ARCHITECTURAL & PLANNING COMMISSION REVIEW

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

Meeting Description: Joint study session with the members of the Architectural and Planning Commissions to consider the direction provided by the City Council for how to modify the draft ordinance pertaining to Accessory Dwelling Units (ADUs) (#17-CA01).

Meeting Location: Alexander Hughes Community Center, 1700 Danbury Road, Claremont CA, 91711

Date & Time of Meeting: Tuesday, April 16, 2019 at 7 p.m.

You are invited to attend an upcoming Study Session with both the Architectural and Planning Commissions where a code amendment pertaining to ADUs will be discussed. The proposed ordinance, which amends Claremont Municipal Code (CMC) Chapter 16.333 – Accessory Second Units (#17-CA01), was reviewed by the City Council in January and February of this year. During their review, the City Council received a considerable amount of public comment which led the City Council to hold a special study session on March 11. During the study session, the City Council focused on issues such as maximum permitted ADU square footages, how to incentivize the creation of affordable ADUs, and the owner occupancy requirement for properties with ADUs. At the conclusion of the Study Session, the City Council directed the Commissions and staff to study how the draft ordinance could be modified to permit ADUs having a broader range of sizes on the City's residential properties, to better encourage the creation of ADUs that are rented at an affordable level over a long-term, to simplify the discretionary review process for ADUs, and to better accommodate individuals who may no longer be able to reside on a property having an ADU but still continue to own it.

No decision will be rendered at this study session. The draft ordinance will be further revised per the City Council's direction and based on the discussion at the study session. Following the study session, the revised draft ordinance will be scheduled for a formal review 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.

ENVIRONMENTAL: 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.

FOR MORE INFORMATION: Copies of the draft ordinance are available on the City website and at Claremont City Hall, Planning Division, 207 Harvard Avenue, Monday through Thursday, between the hours of 7 a.m. and 6 p.m. 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 (ADA), any person with a disability who requires 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 (3) working days prior to the meeting, if possible.

c: City Council
Tara Schultz, City Manager
Architectural Commission
Planning Commission
Brad Johnson, Community Development Director
Chris Veirs, Principal Planner
Eileen K. Aranda, Claremont Lincoln University
Judy Moravitz, Claremont Lincoln University