



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the City of Claremont has initiated and will hold a public hearing on a proposed amendment to the Claremont Municipal Code (CMC) pertaining to Accessory Dwelling Units (ADUs). The proposed Code Amendment responds to changes in State laws that aim to facilitate the increased production of ADUs.

The Planning Commission will hold a public hearing to consider the proposed amendment on **Tuesday, July 2, 2019, beginning at 7 pm**, in the City Council Chamber, 225 W. Second Street, Claremont. All persons interested in the proposed amendment are invited to appear and be heard at the public hearing. After hearing public comment and reviewing the proposed Code Amendment, the Planning Commission will make a recommendation to the City Council. The City Council is the decision-making body for amendments to the Municipal Code.

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. 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

### Background

The City Council reviewed the draft ordinance in January and February of this year, directing staff and the Commissions to further study the ordinance and revise it to allow a broader range of ADU sizes, to better incentivize ADUs that would be rented at an affordable level, to simplify the review process for certain ADU proposals and to study the owner occupancy requirement for properties having ADUs. The City Council held a study session in March and the Architectural and Planning Commissions held a study session in April where these topics were further discussed. The draft ordinance incorporates the feedback received at the two study sessions.

**NOTICE IS FURTHER GIVEN** that the proposed Code Amendments pertaining to ADUs have been reviewed with respect to applicability of the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*). Passage of this Code Amendment is not considered a project under Public Resources Code Section 21065 and CEQA Guidelines section 15378, because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. In addition, the proposed Code Amendments are exempt from

CEQA as it can be seen with certainty that there is no possibility for causing a significant effect on the environment (CEQA Guidelines section 15061(b)(3)). Therefore, no further environmental review is necessary.

Copies of the proposed Code Amendments are available at Claremont City Hall, Planning Division, 207 Harvard Avenue. Persons are invited to comment on the proposed Code Amendment by contacting Associate Planner Nikola Hlady via email at [nhlady@ci.claremont.ca.us](mailto:nhlady@ci.claremont.ca.us), or via telephone 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.

PLANNING DIVISION  
CITY OF CLAREMONT

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