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August 29, 2019

Dear Resident/Property Owner:

**NOTICE OF CITY COUNCIL REVIEW**  
**Appeal of Planning Commission Decision Pertaining to the**  
**Proposed Code Amendment – Accessory Dwelling Units (#17-CA01)**

You are invited to attend an upcoming meeting of the Claremont City Council where the Council will consider an appeal of the Planning Commission's decision on a proposed amendment to the Claremont Municipal Code (CMC) pertaining to Accessory Dwelling Units (ADUs) (#17-CA01). On July 2, 2019, the Planning Commission voted 4 yes – 2 no – 1 absent on the motion to approve the resolution recommending the City Council approve the draft ordinance amending CMC Chapter 16.333 – Accessory Dwelling Units, as described below. The motion did not pass, as it did not receive the super majority vote required by the CMC for Code Amendments, effectively terminating the Code Amendment process barring the submittal of an appeal. The City's Community Development Department submitted the appeal on July 11, 2019.

The proposed Code Amendment responds to changes in State law that aim to facilitate the increased production of ADUs, and was developed over the course of 2018 and 2019 by the Planning and Architectural Commissions, with input from the City Council and the public. At this time, the City is required to review applications for Accessory Dwelling Units pursuant to State legal requirements, which preclude the City from regulating ADUs based on size, height or other objective design standards included in the draft ordinance.

The City Council will hold a **public hearing** to consider the proposed amendment on **Tuesday, September 10, 2019, beginning at 6:30 pm (public hearings begin at 7:00 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. The City Council is the decision-making body for amendments to the CMC.

**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 designations of the properties

**NOTICE IS FURTHER GIVEN** that the review of the 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.

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.

Sincerely,



Nikola Hlady  
Associate Planner

c: City Council  
Architectural Commission  
Planning Commission  
Tara Schultz, City Manager  
Brad Johnson, Community Development Director  
Chris Veirs, Principal Planner