



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). While the City Council approved an amendment to the CMC regarding ADUs, recent changes to State law require that the CMC be further amended in order to comply with new requirements that went into effect on January 1, 2020.

The Planning Commission will hold a public hearing to consider the proposed amendment on **Tuesday, January 21, 2020, 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 is necessary at this time in order to bring Claremont's recently revised regulations for ADUs into compliance with new State laws that went into effect at the beginning of 2020. The revised State laws intend to further spur the construction of ADUs in order to address the statewide housing crisis by removing barriers to their development. State law requires that local ADU ordinances do the following:

- Permit ADUs on all residentially-zoned properties regardless of their size.
- Prohibit the establishment of a maximum ADU size of less than 850-square feet for ADUs with one bedroom and 1000-square feet for ADUs with two bedrooms.
- Permit Junior Accessory Dwelling Units (JADUs) as well as ADUs.
- Permit an 800-square foot detached ADU with no more than four-foot setbacks regardless of Lot Coverage or Floor Area maximums.
- Permit ADUs on multifamily properties both through conversion of non-livable area and through new construction.
- Review all ADU applications in a ministerial review process.
- Prohibit cities from enforcing an owner occupancy requirement until 2025.

Claremont's ADU ordinance, which was approved by the City Council in October 2019, has been modified in order to comply with the above-described requirements. As such, the alternative discretionary review process for ADUs has been removed in the proposed ordinance, as has the minimum lot size requirement, along with the owner occupancy requirement. The proposed ordinance modifies maximum permitted ADU size requirements and provides for JADUs up to 500-square feet in size. The proposed ordinance maintains the architectural design standards included in the ordinance approved in 2019 and adds certain others to help ensure ADUs are well integrated into the City's neighborhood fabric. The proposed ordinance also maintains the restriction on short-term rentals of ADUs and JADUs of less than 30-days.

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, 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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