



CITY OF HIGHLAND NOTICE OF PUBLIC HEARING

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE HIGHLAND CITY COUNCIL TO CONSIDER THE FOLLOWING:

FILE/INDEX: Municipal Code Amendment MCA 18-005

APPLICANT: City of Highland

PROPOSAL: An ordinance adding the definitions of accessory dwelling unit and primary dwelling unit to Chapter 16.06 of Title 16 (Land Use and Development), and amending Section 16.44.180 (Second Dwelling Units), Section 16.16.020 (Residential Development Districts), and Table 16.16.030 (Uses Permitted Within Residential Districts) to establish development standards for accessory dwelling units in residential zones and making a determination of exemption pursuant to the California Environmental Quality Act [Municipal Code Amendment (MCA-018-005)].

PROJECT LOCATION: City-Wide

PLACE OF MEETING: Highland City Council Chambers
27215 Base Line
Highland, CA 92346

DATE AND TIME OF MEETING: Tuesday, June 11, 2019, at 6:00 p.m.

ENVIRONMENTAL ASSESSMENT: Pursuant to the California Environmental Quality Act (CEQA), the proposed project has been deemed to be exempt from further environmental review. Pursuant to Public Resources Code section 21080.17, the adoption of an ordinance regarding accessory dwelling units to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code is statutorily exempt from CEQA. Notice of Exemption was prepared for this Project pursuant to California Public Resources Code Section 15378. This action is for the adoption of a Municipal Code section for Accessory Dwelling Unit requirements. Staff will file a Notice of Exemption with the County Clerk of the Board once the City Council has made a determination. No further environmental review is required.

On May 21, 2019, the Highland Planning Commission held a duly noticed public hearing and by a 5-0 vote adopted Planning Commission Resolution No. 19-004 recommending that the City Council adopt the ordinance amending Title 16 to establish development standards applicable to accessory dwelling units ("ADU's"), and making related amendments to Title 16.

The Planning Commission recommended two revisions to the ordinance: (1) to clarify that ADUs cannot be rented for less than 30 consecutive days, and (2) to include a definition of what constitutes a kitchen.

The ordinance, environmental information, and other data pertinent to the project are filed in the City of Highland Planning Division and will be available for inspection at City Hall located at 27215 Base Line, Highland, CA, 92346. All interested persons are invited to attend this public hearing and express their opinions for or against the proposed project and/or submit comments to Tom Thornsley, Associate Planner, City of Highland, Planning Department, 27215 Base Line, Highland, CA, 92346. Phone: (909) 864-6861 EXT 259, E-mail: tthornsley@cityofhighland.org

If you challenge project (MCA 018-005), or the related environmental determinations in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Highland, at or prior to, the public hearing.

Dated:

Betty Hughes, MMC
City Clerk of the City of Highland