

CITY OF RED BLUFF
PUBLIC NOTICE of PUBLIC HEARING
Notice of Intent to Consider Zoning Ordinance Amendments Regarding
Accessory Dwelling Units and Various General Plan Housing Element Programs

NOTICE IS HEREBY GIVEN that the City of Red Bluff City Council will conduct a public hearing on **Tuesday, April 17, 2018 at 6:00 pm** in the **City Council Chambers at 555 Washington Street**, regarding the following project:

Zoning Ordinance Amendments - Accessory Dwelling Units and Housing Element Programs. The State has enacted several housing laws to address the critical housing shortage and affordability in California. In particular, the State has mandated that Accessory Dwelling Units (also known as cottage dwellings or granny house in the City) be allowed in residential zones with an existing single family home. While the City currently allows for Accessory Dwelling Units (ADUs) defined a "Cottage Dwellings" in the City, revisions to the Zoning Ordinance are required to be consistent with the new State laws. These required amendments include several areas of regulations with emphasis on the following: parking, conversion of existing space, rental restrictions, utility connections, and fire sprinkler requirements.

The ADU code amendments would result in a revision of the Red Bluff Municipal Code Chapter 25 Zoning. In addition to the ADU amendments, the City's 2014-2019 Housing Element Housing Program requires revisions to existing Zoning Ordinances regarding density bonuses, employee housing, residential care facilities and the definition of family. All of these revisions will be discussed before the City Council in its hearing on April 17th.

The proposed amendments regarding ADUs to Municipal Code Chapter 25 Zoning are statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and those amendments regarding density bonuses, employee housing, family and residential care facilities are categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3).

Any person may appear and be heard at the public hearing and interested parties are encouraged to submit written comments on the above noted project. If you have any questions or wish to review the project information, please feel free to contact Community Development Department staff at City Hall. Also, if you wish to direct questions or comments to the City Council, please attend the Public Hearing or send your written comments to the City Council. You may leave your written comments at City Hall, present them at the Public Hearing or mail them to the Contact noted below. We are sorry, but City staff cannot forward verbal comments or questions to the City Council. Verbal comments or questions must come from you during the Public Hearing.

All written comments should be to the City of Red Bluff, Community Development Department, 555 Washington Street, Red Bluff, CA 96080.

In accordance with Government Code Section 65009, if any person(s) challenges the City Council in court, said persons(s) may be limited to only those issues that were raised at the public hearing described in this notice, of in the written correspondence delivered to the City Council at or prior to the public hearing.