

**CLAREMONT CITY COUNCIL
MEETING MINUTES**

Tuesday, April 22, 2025 – 6:30 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

CALL TO ORDER

Mayor Calaycay called the meeting to order at 6:33 PM.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE – In honor of Donald Pollock, Jean Ulrich Moore, Joanne Elizabeth (Schrier) McCandless, and Martha (Marty) Carson.

ROLL CALL

PRESENT

COUNCILMEMBER: CALAYCAY, LEANO, MEDINA, REECE (Via Teleconference), STARK

ABSENT

COUNCILMEMBER: NONE

ALSO PRESENT

Adam Pirrie, City Manager; Jamie Earl, Assistant City Manager; Alisha Patterson, City Attorney; Melissa Vollaro, Director of Human Services; Jeremy Swan, Director of Community Services; Brad Johnson, Director of Community Development; Jeremy Starkey, Director of Finance; Mike Ciszek, Chief of Police; Shelley Desautels, City Clerk; Jamie Costanza, Deputy City Clerk

CLOSED SESSION REPORT

Mayor Calaycay stated there was no reportable action from the 5:15 PM closed session meeting.

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

Andrew Velebil, Traffic and Transportation Commissioner, was introduced.

The City Council recognized the Spring 2025 Pomona College Sagehen Civic Scholars Interns.

The City Council received an update from Katherine Loeser, Claremont Helen Renwick Library Manager.

FEDERAL HOLIDAYS

MAYOR AND COUNCIL

Council Items – None

Council Assignment Reports

This item starts at 1:35:51 in the archived video.

Councilmember Leano reported that Tri City Mental Health Services recently adopted its Mental Health Services Act (MHSA) Annual Update for Fiscal Year 2025-26. He also reported that he attended the Global Policies Leadership Academy.

Councilmember Medina reported that he recently joined the Ambassador of Mexico to tour Baja California, specifically regarding tourism.

Mayor Calaycay announced the 4th of July parade honorees: Grand Marshalls Sonja Stump and Bob Fagg; Honored Citizen Tom Shelley; and Honored Community Group Aging Next.

CITY MANAGER REPORT

This item starts at 1:40:09 in the archived video.

City Manager Pirrie reported on the upcoming drug take back event on April 26, invited all to attend the first annual resource fair and talent show for the special needs community on May 3, and announced the Summer Activity Guide has recently been released, including registration for Camp Claremont.

PUBLIC COMMENT

This item starts at 1:42:17 in the archived video.

Mayor Calaycay invited public comment.

City Clerk Desautels announced one general written public comment had been received.

Claremont College Students provided a map to the City Council of all existing bike racks located throughout the City and asked the City Council to address the lack of bike racks at the La Puerta Sports Park, Jaeger Park, and June Vail Park.

Rachel Forester spoke in support of the students' efforts regarding bike racks and suggested additional bike racks be placed at Peppertree Square.

Unidentified speaker asked that special City Council meetings be advertised as she wished she attended the Special City Council meeting with Supervisor Kathryn Barger and suggested bike racks be added at the Vons shopping center.

Ash spoke about a negative experience that occurred in the City of Pasadena and asked the City Council to make sure this situation does not happen in Claremont.

Unidentified speaker raised concern about being a pedestrian in Claremont and shared the dangerous situations she has been in as a pedestrian.

Unidentified speaker suggested the restrooms around the City and specifically those located at City Hall remain open 24 hours.

There were no other requests to speak.

Mayor Calaycay closed public comment.

CONSENT CALENDAR

This item starts at 2:01:36 in the archived video.

Councilmember Medina removed Item No. 7 from the Consent Calendar.

Mayor Calaycay invited public comment on Consent Calendar Items No. 1-6

City Clerk Desautels announced no written public comment had been received on Consent Calendar Items No. 1-6.

There were no requests to speak.

Mayor Calaycay closed public comment.

Councilmember Leano moved to approve Consent Calendar Items No. 1-6, seconded by Councilmember Stark, and carried on a vote as follows:

AYES: ***Councilmember – Calaycay, Leano, Medina, Reece, Stark***
NOES: ***Councilmember – None***

1. Adoption of a Resolution Approving the City Warrant Register
Adopted Resolution No. 2025-16, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated April 10, 2025.
2. City Council Minutes of April 8, 2025 (Regular)
Approved the regular City Council meeting minutes of April 8, 2025.
3. Investment Report – Quarter Ending March 31, 2025
Received and accepted the Investment Report for the quarter ending March 31, 2025.
4. Quarterly Financial Update – March 31, 2025
Received and filed the Quarterly Financial Update for the quarter ending March 31, 2025.
5. Authorization to Enter Into a Professional Services Agreement with RKA Consulting Group for Plan Check, Construction Management, and Inspection Services for the Oak Park Cemetery Expansion Project Phase 3 (Funding Source: Cemetery Fund)
Authorized the City Manager to enter into a professional services agreement with RKA Consulting Group in the amount of \$149,030 for plan check, construction management, and inspection services for the Oak Park Cemetery Expansion Project Phase 3, and authorize a five percent contingency of \$7,452, for a total amount not to exceed \$156,482.
6. Claremont Tourism Business Improvement District Annual Report (Funding Source: General Fund)
Received and filed the Claremont Tourism Business Improvement District Annual Report.
7. Second Reading and Adoption of an Ordinance Codifying Trail Etiquette Standards and Regulating the Use of Electric Bicycles in the Claremont Hills Wilderness Park (Funding Source: Wilderness Park Parking Lot Fund)
This item was removed from the Consent Calendar.

Item Removed from the Consent Calendar

7. Second Reading and Adoption of an Ordinance Codifying Trail Etiquette Standards and Regulating the Use of Electric Bicycles in the Claremont Hills Wilderness Park (Funding Source: Wilderness Park Parking Lot Fund)

This item starts at 2:03:45 in the archived video.

Councilmember Medina clarified his previous comments and added that he would like this item to be reviewed again by the City Council if modifications need to be made to the ordinance through data collection.

Mayor Calaycay stated that he will be voting against the proposed ordinance as he believes equestrian users should be required to pick up equestrian waste and shared the local Fire Department's stance on electric bicycles and their possible cause of fires.

Mayor Calaycay invited public comment.

City Clerk Desautels announced 21 written public comments had been received on this item.

Jim Price asked the City Council not to adopt the proposed ordinance as there would be no way to police electric bicycles nor their speed, believes the park should remain a wilderness sanctuary, and consider City liability for allowing e-bikes.

Unidentified speaker spoke in support of the Wilderness Park and its availability for all to use, including those on e-bikes.

Rachel Forester believes the Wilderness Park should be able to be shared in a safe and enjoyable way, and if any bikes are to be allowed, education on trail etiquette should be continued.

Unidentified speaker urged the City Council to ban e-bikes except for those individuals who have received a medical waiver.

Paul Steinberg, Claremont Streets for People, urged the City Council to not allow any e-bikes in the Wilderness Park as it would be impossible to distinguish between the different bicycle classes.

Unidentified speaker urged the City Council to allow the use of e-bikes in the Wilderness Park and continue the City's education efforts.

Unidentified speaker spoke in support of the comments made by Mr. Steinberg and believes the ordinance should not be adopted at this time.

Unidentified speaker spoke in support of allowing Class 1 and Class 2 e-bikes in the Wilderness Park.

Ed Paulson spoke against e-bikes being allowed in the Wilderness Park due to the safety of runners.

Carol Blaney, Claremont resident, encouraged the City Council to adopt the proposed ordinance as a starting point and direct staff to collect additional data on the topic.

There were no other requests to speak.

Councilmember Stark spoke in support of the proposed ordinance as it prohibits other electric vehicles that may pose a threat to users of the park and believes there is opportunity for better data collection to understand park usage.

Councilmember Medina spoke in support of allowing Class 1 and Class 2 e-bicycles and encouraged staff to bring forward any issues for the City Council to review the ordinance.

Councilmember Leano spoke in support of the comments made by Councilmembers Stark and Medina and believes if changes need to be made to the proposed ordinance that can be done by the City Council.

Councilmember Reece spoke in support of codifying trail etiquette and standards and looks forward to the City Council review of the proposed ordinance; however, will not be voting in support of the proposed ordinance as he believes equestrians should have to pick up their horse waste.

Mayor Calaycay stated that he will be voting against the proposed ordinance as previously stated and suggested language be added to the ordinance regarding items that are prohibited in the Wilderness Park.

Councilmember Stark moved to adopt Ordinance No. 2025-03, AN ORDINANCE OF THE CITY OF CLAREMONT AMENDING TITLE 11 OF THE CLAREMONT MUNICIPAL CODE TO ADOPT TRAIL ETIQUETTE STANDARDS AND RESTRICT THE USE OF MOTORIZED DEVICES IN THE CLAREMONT HILLS WILDERNESS PARK, seconded by Councilmember Medina, and carried on a roll call vote as follows:

AYES: Councilmember – Leano, Medina, Stark

NOES: Councilmember – Calaycay, Reece

PUBLIC HEARING

8. Ordinance Regulating Short-Term Rentals and Codifying Related Terms and Provisions in Title 16 of the Claremont Municipal Code (Funding Source: General Fund)

This item starts at 2:47:35 in the archived video.

Alex Cousins, Senior Management Analyst, gave a PowerPoint presentation.

Mr. Cousins, City Attorney Patterson, City Manager Pirrie responded to questions from the City Council regarding the definition of limited vacation rental versus vacation rental, owner occupied home sharing, violations, permit costs, commercial insurance, parking requirements and possible violations and citations, district map used to limit the number of STRs (short-term rental), owner occupied duplex, revenue, limited vacation rental, regulations of new ADUs (accessory dwelling unit), potential limitation on ADUs versus unlimited, State regulations, short-term rentals in a homeowners association, classification and enforcement of events, and use of a conditional use permit.

The City Council recessed at 8:51 PM

The City Council reconvened at 8:58 PM.

Mayor Calaycay invited public comment.

City Clerk Desautels announced 245 written public comments had been received on this item.

Joel, Claremont resident, spoke in support of the current ban and shared his negative experiences residing next to a short-term rental.

Rachel Forester, Claremont resident, spoke in support of the current ban on short-term rentals and believes Claremont hotels are positive businesses for the community and should be supported.

Sam, Claremont resident, spoke in support of keeping the current ban on short-term rentals in place as housing should be regulated.

Gene Boutillier, Housing Claremont, spoke in support of hosted short-term rentals and asked the City Council to not allow un-hosted short-term rentals owned by corporations.

Vickie Noble, Claremont resident, spoke in support of short-term rentals as she believes they enhance the community.

Jose Ochoa, Claremont Tenants United, urged the City Council to keep the current ban on short-term rentals as there are no solutions in place to address the current housing crisis.

Unidentified speaker spoke in support of short-term rentals with on-site hosts including the use of accessory dwelling units (ADUs).

Unidentified speaker spoke in support of short-term rentals and questioned if the proposed permit fee is appropriate.

Lisa Schuster, Claremont resident, encouraged the City Council to keep the current ban on short-term rentals as she expressed concern regarding the need for housing.

Laurel Tucker, Claremont resident, spoke in support of owner-occupied hosted short-term rentals.

Will, Claremont resident, spoke against short-term rentals as he believes they take away available housing.

Unidentified speaker spoke in support of regulating short-term rentals and asked the City Council to allow owner-occupied properties be used as short-term rentals.

Jacob Moser, Claremont resident, stated that allowing short-term rentals in the City would be a mistake as investors could take away housing opportunities.

Russ Binder, Claremont resident, questioned if short-term rentals will be able to be enforced and supervised whether or not the current ban is lifted.

Octavio Hernandez, Claremont Tenants United, spoke against short-term rentals as they have negatively impacted local communities.

Maura O'Neal, Better Neighbors LA, asked the City Council to uphold the current ban on short-term rentals in order to protect long term housing.

Unidentified speaker urged the City Council to vote against the proposed ordinance as short-term rentals will take away housing stock.

Juan Munoz, UNITE HERE Local 11, stated the Union opposes moving away from the current ban on short-term rentals as short-term rentals negatively impact low wage service workers.

Lydia Hernandez, Claremont resident, stated that if the ban on short-term rentals is lifted, local housing would be given away to visitors and would hinder the State's mandate to meet its Regional Housing Needs Assessment (RHNA) numbers.

Jason Wong, Claremont resident, spoke in support of allowing short-term rentals and expressed concern regarding the proposed fee structure.

Unidentified speaker spoke in support of the existing ban on short-term rentals and asked the City Council to protect its long term renters.

There were no other requests to speak.

City Manager Pirrie, Mr. Cousins, and City Attorney Patterson responded to additional questions from the City Council regarding tenant evictions, background as to why owner occupied units are not being considered as a short-term rental, fees for short-term rentals, occupied versus non occupied, enforcement mechanisms, number of complaints received on existing short-term rentals, limitations on owning a short-term rental, number of short-term rentals that own in excess of one, difficulty in regulating short-term rentals, and possible use of interns for enforcement.

Councilmember Stark spoke in support of allowing short-term rentals, including ADUs, with an on-site host.

Councilmember Medina spoke in support of the comments made by Councilmember Stark; however, asked that rules be in place to regulate the commercial short-term rental business.

Councilmember Reece spoke in support of the comments made by Councilmember Stark and is comfortable in supporting short-term rentals with an on-site host.

Councilmember Leano spoke against short-term rentals as he believes the regulation and enforcement of short-term rentals would be very difficult for the City.

Mayor Calaycay spoke in support of allowing short-term rentals with an on-site host and suggested the City Council consider this a one-year pilot program, capping the maximum number of short-term rental permits allowed at 100.

City Manager Pirrie suggested the maximum number of short-term rentals be 20 units per City Council district for a total of 100 units.

Councilmember Stark moved to direct staff to revise the proposed ordinance to allow and regulate hosted short-term rentals (including homesharing and ADUs) with a maximum of 20 hosted short-term rentals in each City Council district allowing for a

maximum of 100 short-term rentals throughout the City, and be a one-year pilot program, seconded by Councilmember Medina, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Medina, Reece, Stark
NOES: Councilmember – Leano

Councilmember Medina made a motion to direct staff to amend the ordinance to include un-hosted stays as part of the short-term rental program. The motion died for lack of a second.

City Attorney Patterson suggested the City Council take a brief recess so she may amend the draft ordinance based on the suggestions and direction received by the City Council initiated by Councilmember Stark's motion.

The City Council recessed at 11:09 PM.
The City Council reconvened at 11:31 PM.

City Attorney Patterson presented a revised ordinance for the City Council to review. Printed copies of the revised ordinance were provided to members of the audience.

Councilmember Stark moved to introduce for first reading, and that reading be by title only AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADOPTING AMENDMENTS TO TITLE 16 OF THE CLAREMONT MUNICIPAL CODE TO: (1) ADD A NEW CHAPTER 16.110 TITLED "SHORT-TERM RENTALS," (2) AMEND VARIOUS PROVISIONS (INCLUDING SECTIONS 16.001.010, 16.004.020, 16.007.010, 16.013.010, AND 16.019.010) PERTAINING TO RENTAL ROOMS; AND (3) AMEND VARIOUS PROVISIONS (INCLUDING SECTION 16.33 AND CHAPTER 16.900 (DEFINITIONS)) PERTAINING TO SHORT-TERM RENTALS AND TERMS PERTAINING TO SHORT-TERM RENTALS; seconded by Councilmember Reece, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Medina, Reece, Stark
NOES: Councilmember – Leano

Councilmember Stark moved to:

A. Direct staff to prepare a resolution establishing fees associated with the short-term rental program as well as establishing a cap on the number of short-term rentals at a maximum of 100, representing 20 short-term rentals in each City Council district; and

B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA);

Seconded by Councilmember Reece, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Medina, Reece, Stark
NOES: Councilmember – Leano

ORDINANCES – None

ADMINISTRATIVE ITEMS – None

ADJOURNMENT

Mayor Calaycay adjourned the regular meeting of the Claremont City Council at 11:42 PM. The next regular meeting of the Claremont City Council will be held on Tuesday, May 13, 2025, at 6:30 PM, in the Claremont Council Chamber.

Mayor

ATTEST:

Deputy City Clerk