

**ORDINANCE NO. 2025-****AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 36934 AND 36937 EXTENDING TEMPORARY SUSPENSION OF REQUIREMENTS IN THE HOTEL/MOTEL ORDINANCE (CMC CHAPTER 16.101) THAT INTERFERE WITH HOTELS AND MOTELS RENTING ROOMS TO GUESTS DISPLACED BY WILDFIRES IN LOS ANGELES COUNTY**

**WHEREAS**, in January of 2025, a series of devastating wildfires ignited across Southern California, causing significant loss of life, displacement of residents, and widespread property damage and destruction, including homes, businesses, and critical infrastructure; and

**WHEREAS**, on January 7, 2025, the Governor of the State of California proclaimed a State of Emergency to exist in Los Angeles and Ventura Counties due to fire and windstorm conditions that caused multiple fires, including the Palisades, Eaton, Hurst, Lidia, Sunset, Woodley, and Hughes Fires; and

**WHEREAS**, authorities of impacted jurisdictions issued mandatory evacuation orders for communities directly threatened by the advancing wildfires; these orders required residents to leave their homes immediately for their safety; and

**WHEREAS**, over 212,000 residents are displaced from their homes due to the fires; for example, the Palisades fire destroyed more than 5,000 homes and damaged hundreds of additional homes and the Eaton fire destroyed more than 9,000 structures, including homes; and

**WHEREAS**, to “unlock every available strategy to house displaced individuals,” on or January 27, 2025, the Governor of the State of California issued Executive Order N-14-25 that, among other things, suspends rules that could deter hotels, motels, and other short-term rentals from offering shelter to survivors for more than 30 days; and

**WHEREAS**, Section 3 of Executive Order N-14-25 temporarily allows displaced individuals to remain classified as short-term (or transient) occupants rather than tenants when they stay beyond 30 days, effectively suspending rules that might limit hotel and motel operators’ flexibility to support extended stays; and

**WHEREAS**, the City of Claremont’s Hotel/Motel Ordinance (Chapter 16.101 to the Claremont Municipal Code) has a number of requirements and limits that are preventing hotels and motels from renting rooms to guests displaced by wildfires; and

**WHEREAS**, for example, Section 16.101.020(B)(1) of the Claremont Municipal Code states that “[u]nless a hotel/motel has obtained a conditional use permit in accordance with Chapter 16.303 authorizing longer-term stays, the length of time any

guest occupies any hotel/motel room shall not exceed ... 30 consecutive calendar days ...”; and

**WHEREAS**, Chapter 16.101 also imposes registration requirements for hotel guests that the Federal Emergency Management Agency (FEMA) and at least one local motel report have resulted in the motel needing to decline to rent rooms to individuals and families displaced by wildfires; for example, many displaced individuals and families fled their homes without the identification documents and/or credit card needed to rent a hotel or motel room in Claremont (see CMC § 16.101.040(B)(2)-(3)); and

**WHEREAS**, pursuant to Government Code Sections 36934 and 36937, a city may adopt an urgency ordinance for the immediate preservation of the public peace, health, or safety;

**WHEREAS**, on February 11, 2025, the City Council for the City of Claremont made a finding that the displacement of households at unprecedented levels poses numerous threats to the public peace, health, or safety and adopted Urgency Ordinance 2025-01 temporarily suspending certain requirements in the City’s Hotel/Motel Ordinance; and

**WHEREAS**, in connection with adopting Urgency Ordinance 2025-01, the City Council directed City staff to monitor criminal and nuisance in or near hotels and motels and report back so the City Council could decide whether to extend the term of the Urgency Ordinance to expire thirty days after the expiration of Section 3 of Executive Order N-14-25;

**WHEREAS**, Urgency Ordinance 2025-01 has been in effect since February 11, 2025 and has not resulted in any increase in reported or observed criminal or nuisance activities in or near hotels and motels;

**WHEREAS**, initially, Section 3 of Executive Order N-14-25 was due to expire March 8, 2025, but on March 7, 2025, the Governor of the State of California extended the term of Section 3 through July 1, 2025; and

**WHEREAS**, unless extended by the City Council, the term of Urgency Ordinance 2025-01 will expire April 9, 2025.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1. Recitals.** The City Council finds the foregoing recitals and their findings to be true and correct, and hereby incorporates such recitals and their findings into this ordinance.

**SECTION 2. Environmental Review.** The City Council finds and determines that the adoption of this Urgency Ordinance is exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15060(c)(2), in that the

adoption of this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is further and independently exempt from the California Environmental Quality Act under State CEQA Guidelines Section 15061(b)(3), in that it can be seen with certainty there is no possibility the adoption of this Ordinance will have a significant effect on the environment.

**SECTION 3. Declaration of Facts Constituting Urgency.** The City Council has the power to enact an urgency ordinance, not in conflict with general laws, as necessary to protect public peace, health, and safety, via exercise of the powers provided to cities in Article XI, Section 7, of the California Constitution, and in compliance with Government Code section 36937, subdivision (b). For all of the reasons set forth in Urgency Ordinance 2025-01 and the foregoing recitals to this Urgency Ordinance, the adoption of this Urgency Ordinance continues to be necessary for the immediate preservation of the public peace, health, and safety as those terms are used in Government Code Section 36937, subdivision (b). The facts outlined in Urgency Ordinance 2025-01 and the foregoing recitals to this Urgency Ordinance continue to constitute a current and immediate threat to the public peace, health, and safety of the City, within the meaning of Government Code section 36937, subdivision (b). In light of these facts, the City Council finds that an urgency ordinance continues to be necessary and essential to prevent the irreparable injury families displaced by recent wildfires would suffer due the lack of available housing. The City Council declares that this Urgency Ordinance continues to be necessary for immediate preservation of the public peace, health, and safety of the community.

**SECTION 4. Temporary Suspension of 30-Day Limit for Hotel/Motel Stays for Displaced Individuals.** The thirty-day limit for stays in hotels/motels set forth in Section 16.101.020(B)(1) of the Claremont Municipal Code continues to be suspended for any individual(s) displaced from their primary residence in Los Angeles County as a result of the wildfires in January of 2025.

**SECTION 5. Temporary Suspension of Guest Registration Requirements that Prevent Hotel/Motel From Renting Rooms to Displaced Individuals.** Any registration requirement set forth in Section 16.101.040(B) of the Claremont Municipal Code that interferes with a hotel or motel's ability to rent a room to displaced individual(s) continues to be suspended for individual(s) displaced from their primary residence in Los Angeles County as a result of the wildfires in January of 2025.

**SECTION 6. Effective Date.** This Ordinance is declared to be an Urgency Ordinance by authority conferred on the City Council of the City of Claremont by Government Code Sections 36934 and 36937, and shall be in full force and effect immediately upon its adoption by a four-fifths vote of the City Council.

**SECTION 7. Term of Urgency Ordinance.** This Urgency Ordinance shall automatically terminate and be of no further force or effect without further action of the

City Council on July 1, 2025. The City Council may terminate the term of this Urgency Ordinance earlier through rescission of this Urgency Ordinance.

**SECTION 8. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Urgency Ordinance is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Urgency Ordinance or any part thereof. The City Council hereby declares that it would have adopted this Urgency Ordinance and each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Urgency Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this Urgency Ordinance are declared to be severable.

**SECTION 9. Posting of Ordinance.** The Mayor shall sign this Urgency Ordinance and the City Clerk shall attest and certify to its passage and adoption. The City Clerk shall cause this Urgency Ordinance to be published or posted as required by law. In accordance with Government Code Section 8634, this ordinance and any amendments, extensions, and rescissions thereof shall be given widespread publicity and notice.

**PASSED, APPROVED, AND ADOPTED** this 8<sup>th</sup> day of April, 2025.

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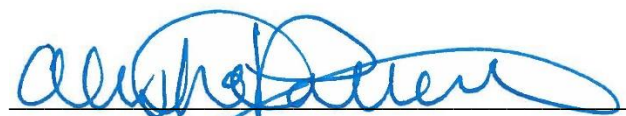
Mayor, City of Claremont

ATTEST:

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City Clerk, City of Claremont

APPROVED AS TO FORM:



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City Attorney, City of Claremont