

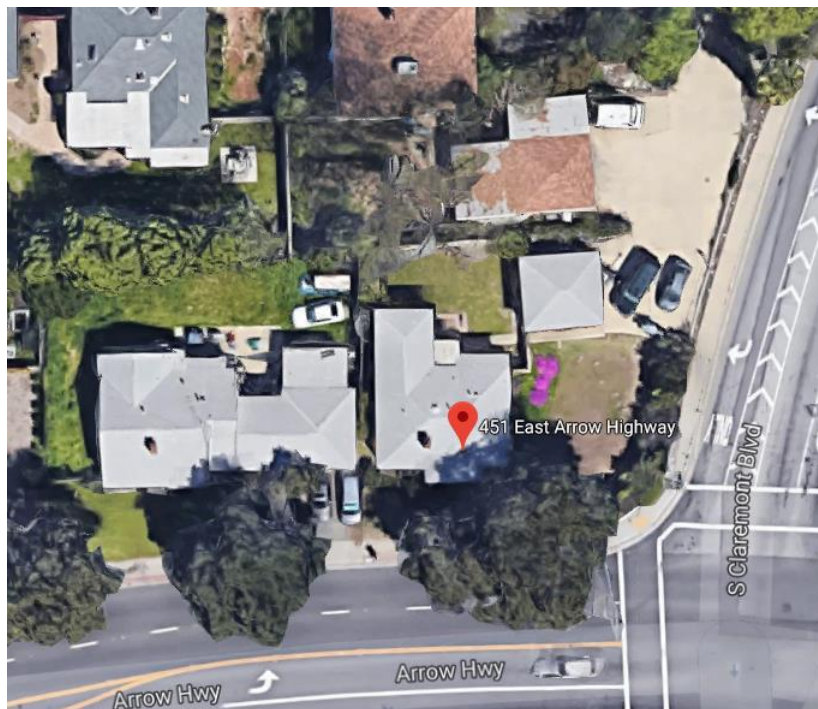


NOTICE OF PLANNING COMMISSION REVIEW MARCH 5, 2019

Variance #19-V01

Variance to Allow for a Six-Foot Tall Fence Located within the Claremont Boulevard Street Side Setback at the Corner Property Located at 451 East Arrow Highway

You are invited to attend the upcoming Planning Commission meeting to consider a variance request submitted by property owner Mackenzi Coan to permit a 6-foot tall fence located within the Claremont Boulevard street side setback of the corner property at the above-referenced address.



Specifically, the applicant has proposed enclosing a portion of the corner property's side yard, which is currently open to the busy intersection of Arrow Highway and Claremont Boulevard, in order to address concerns regarding safety, noise and privacy. The proposed fence would extend approximately 45-feet east from the southeast corner of the property's existing residence before it would turn northwards, located 18-inches away from the Claremont Boulevard sidewalk. The proposed fence would extend approximately 100-feet northwards along Claremont Boulevard, replacing the existing low chain-link fence that separates the sidewalk from the existing private driveway (accessed from Elder Drive to the north). The proposed fence would extend along the subject property's Claremont Boulevard frontage as a narrow sliver of the property at 455 Elder Drive's Claremont Boulevard frontage, with written permission from the owner of the Elder Drive property. Existing six-foot tall fences and/or block walls to the north, along Claremont Boulevard, and to the south on the other side of Arrow Highway, are



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located within the required street side setbacks and were constructed with approval of prior variances. The proposed fence would comply with the front (Arrow Highway) setback requirement.

The Planning Commission will consider the subject application at a regular meeting on **Tuesday March 5, 2019, at 7:00 p.m.**, in the **City Council Chamber, 225 W. Second Street**, at which time all interested persons are invited to appear and be heard.

The proposed project under review is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 – Accessory Structures in that the project entails the construction of a fence, an accessory structure typical to single-family residential properties such as the one in question.

FOR MORE INFORMATION: Copies of the plans for the proposed projects are available at Claremont City Hall, Planning Division, 207 Harvard Avenue, Monday through Thursday, between the hours of 7:00 a.m. and 6:00 p.m. For more information on the proposal, please contact Associate Planner Nikola Hlady at (909) 399-5353, or via email at nhlady@ci.claremont.ca.us. If you would also like to be notified electronically about this specific project in the future, please provide your email address and it will be added to the project file.

In compliance with the Americans with Disabilities Act of 1990 (ADA), any person with a disability who requires 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 (3) working days prior to the meeting, if possible.

c: Planning Commission
Brad Johnson, Community Development Director
Mackenzie Coan, Applicant