



NOTICE OF ARCHITECTURAL COMMISSION REVIEW KNIGHT'S INN RENOVATION & ADDITION

Meeting Description: Review of Architectural Design and Site Plan for the full renovation and addition to the Knight's Inn at 721 S. Indian Hill Boulevard

Meeting Location: City Council Chamber, 225 W. Second Street, Claremont, CA 91711

Date & Time of Meeting: Wednesday, June 26, 2019 - 7 pm

You are invited to attend an upcoming meeting of the Claremont Architectural Commission to conduct a review of the design plans for the proposed renovation and addition to the existing Knight's Inn motel (File #17-A10). Specifically, the Architectural Commission will review the conceptual site plan and elevations for a complete ("down to the studs") interior renovation, exterior reskinning of the existing two-story structure, and the addition of a new three- and four-story wing on the north side of the existing building. During the meeting, all interested persons will be allowed an opportunity to speak regarding the proposal.

A preliminary review of the architectural design was conducted and comments were provided by the public and the Architectural Commission at a public hearing on May 9, 2018. The applicant has revised the project plans to address comments and concerns raised during the preliminary hearing and is now seeking final approval from the Architectural Commission.

The project will be constructed in two phases: Phase 1 includes the demolition of the existing motel office, addition of a two-story, 1,645-square-foot extension at the east end of the building to accommodate a lobby and second story manager's unit, and renovation of the exterior building elevations to incorporate Craftsman-inspired architectural features; Phase 2 involves the construction of a three-story wing north of the motel building with 38 new guest rooms, including a VIP suite located on the 4th floor; the project also includes the reconstruction of the parking lot to include new landscaping and updated lighting.

In 2017, the Architectural Commission approved the design for a four-story Hampton Inn at this site; however, the applicant has decided to renovate and expand the existing motel structure rather than constructing the larger Hampton Inn project. The new motel will not carry the Hampton Inn flag, but is intended to position itself as an independent boutique hotel.

Environmental Determination: Construction of a new hotel that was slightly larger than the current proposal was evaluated through the California Environmental Quality Act (CEQA) process conducted for the Southwest San Jose Specific Plan, and included a Mitigated Negative Declaration (MND), Initial Study, and Mitigation Monitoring Reporting Program. Although the project has been modified to retain and remodel the existing hotel and construct a new addition to produce a similar sized hotel, the revisions, remodeling of the existing motel and addition of 1,645 square feet of new floor area, are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) Class 1 for existing facilities, in that the project involves 1) the minor alteration to an existing structure, involving negligible or no expansion of the existing use beyond that which currently

exists, and 2) an addition that will not result in an increase of more than 2,500 square feet. Therefore, no further environmental review is necessary.

FOR MORE INFORMATION: Copies of the preliminary plans are available at Claremont City Hall, Planning Division, 207 Harvard Avenue, Monday through Thursday, between the hours of 7 am and 6 pm. For more information on the proposal, please contact Senior Planner Leticia Cardoso at (909) 399-5322, or via email at licardoso@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.

Finally, in compliance with the Americans with Disabilities Act of 1990 (ADA), any person with a disability who requires modification or accommodation 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: City Council
- Architectural Commission
- Planning Commission
- Tara Schultz, City Manager
- Brad Johnson, Community Development Director
- Erik Westedt, Business Recruitment Coordinator
- Randy Lopez, Claremont Chamber of Commerce
- Roger Desai, Smart Investments, Inc.