



COURTESY NOTICE OF PUBLIC HEARING CITY COUNCIL

PROJECT APPLICATION: Final Tract Map #73078

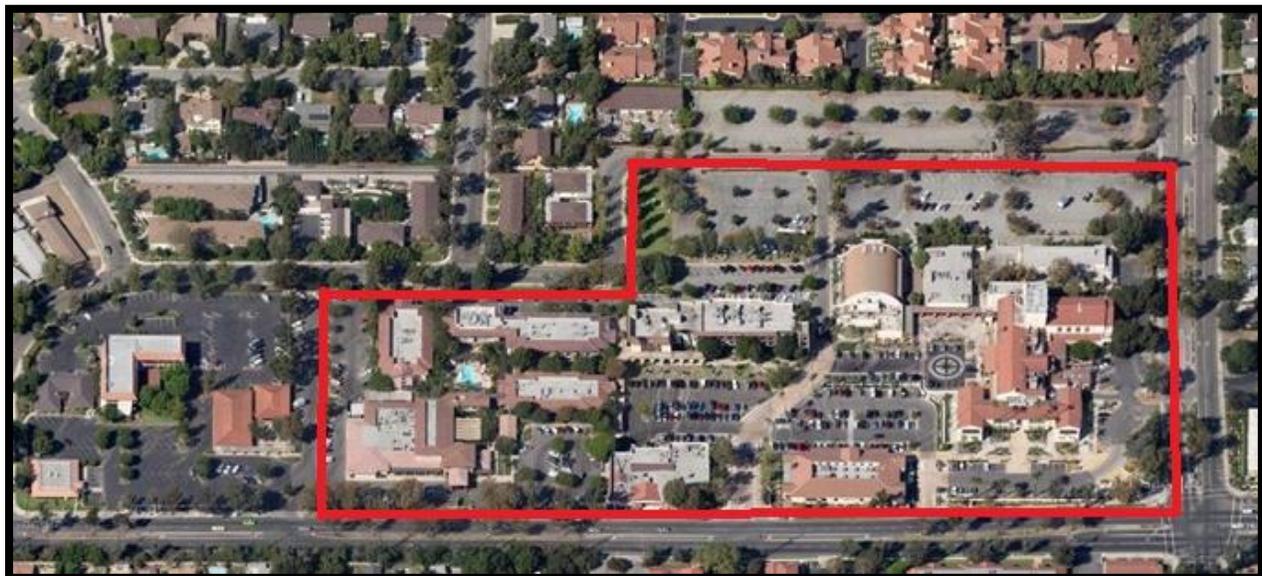
MEETING LOCATION: City Council Chamber
225 W. Second Street, Claremont, CA 91711

MEETING DATE & TIME: Tuesday, June 25, 2019 – 6:30 pm

MEETING DESCRIPTION: *Claremont Condo Development L.P.*, is requesting City Council approval of the Final Tract Map #73078 to subdivide 17 acres of the approximately 21-acre property located at 415–555 W. Foothill Boulevard into four (4) lots: Lot 1 includes the Old School House Center commercial areas (retail, restaurants, theater, and office uses), Lot 2 will be developed with a 30-unit condominium building over a two-level semi-subterranean parking garage, Lot 3 includes the Doubletree Hotel, and Lot 4 is the surface parking lot south of Colby Circle Drive. The Tentative Tract Map was approved by the City Council in 2017 prior to the approval of the final tract map and does not include the 96-unit Colby Townhomes project which will require its own separate tentative and final tract maps to be considered by the Planning Commission and City Council at a future noticed hearing. Although approval of a final tract map is a Consent Calendar item in the City Council Agenda and therefore not subject to mailed notice requirements, this notice is being sent to you as a courtesy.

The City's General Plan designates the project site as Mixed-Use and the Zoning Map designation is Specific Plan 9 (Old School House/Claremont Inn Specific Plan). The Specific Plan was adopted in 2006 and provides development standards for several major improvements within the 21-acre property, including the 30-unit condominium project located within this final map area and the 96-unit Colby Circle Townhomes project that will be included in a future tract map.

Boundary of Final Tract Map #73078



Indian Hill Boulevard

West Foothill Boulevard

ENVIRONMENTAL DETERMINATION: The proposed subdivision and associated improvements were fully analyzed under the Mitigated Negative Declaration (MND) prepared for the OSH/Claremont Inn Specific Plan (State Clearinghouse #2006101134) and adopted by the City Council on December 12, 2006. In addition, an Addendum to the MND was adopted in July 11, 2017 by the City Council to address any impacts resulting from the construction of the 30-unit condominium building over a semi-subterranean parking garage in-lieu of converting a vacant hotel building into condominiums and construction of an adjacent three-level parking garage.

FOR MORE INFORMATION: The Final Tract Map is available at 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 Interim City Engineer Maria Tipping at (909) 399-5474, or via email at mtipping@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 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.

Mailed: June 18, 2019

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF CLAREMONT