



# NOTICE OF ARCHITECTURAL COMMISSION MEETING

## CONSIDERATION OF REQUESTS FOR:

1. TIME EXTENSION FOR DESIGN REVIEW APPROVAL; AND
2. PRELIMINARY DESIGN REVIEW FOR MODIFICATIONS TO THE APPROVED DESIGN

**Meeting Description:** The commission will review request for a two-year extension of the approved plans for the 96-unit Colby Circle townhomes project located within the Old School House/Claremont Inn Specific Plan. The Commission will then conduct a preliminary review of proposed modifications to the approved plans for the project.

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

**Date & Time of Meeting:** Wednesday, July 24, 2019 - 7 pm

You are invited to attend an upcoming meeting of the Claremont Architectural Commission to consider a request for a two-year extension of the design review plans originally approved on May 9, 2007 for the 96-unit Colby Circle townhomes. The applicant, Intracorp Homes, is also requesting a preliminary design review of modifications to the approved design to update the architectural style, site plan, and floor plans. The applicant is in the process of purchasing the property to develop the townhomes and need additional time to obtain approval of design changes, prepare construction plans, secure financing, obtain necessary approvals and permits, and construct improvements that are prerequisite to the project.

This design approval was extended by the Architectural Commission in 2009, 2012, 2014, 2016, and more recently on April 24, 2019, and is set to expire on August 9, 2019 unless building permits are secured or a time extension granted; the last extension was granted by the Architectural Commission for 90 days with direction to staff to obtain clarification from legal counsel regarding the procedures for approving or denying an extension request pursuant to Municipal Code Section 16.300.090.B.

The reasons for the delay in the construction of the project have been twofold. Initially, construction of the project was significantly impacted by the economic recession, which occurred shortly after the original design approval for the townhomes in 2007. More generally, the complexity inherent in the phased development of the entire Old School House (OSH) property has also resulted in delays to the construction of the Colby Townhomes. Since the 2016 extension was granted, Claremont Condominium Development, L.P. has been working with the City to finalize the various approvals for a 30-unit condominium project and an associated 240-space parking garage that will serve the commercial portions of the OSH site. The parking structure must be constructed prior to the development of the Colby Circle Townhomes, which are to be located on an existing parking lot that currently serves that parking need.

Colby Circle Townhomes is part of the revitalization of the Old School House (OSH) property outlined in the OSH/Claremont Inn Specific Plan. The Specific Plan was adopted by the City Council in 2006 and established the location, housing types, density, development standards,

and design guidelines for all development on the site. During the meeting, all interested persons will be allowed an opportunity to speak regarding the proposed extension request.

**Environmental Determination:** The proposed improvements were fully analyzed under the Mitigated Negative Declaration prepared for the OSH/Claremont Inn Specific Plan (State Clearinghouse #2006101134), adopted by the City Council on December 12, 2006. In addition, the extension of a project approval is not subject to environmental review under the California Environmental Quality Act (CEQA) because this action will not have a significant effect on the environment and is therefore exempt from the California Environmental Quality Act in accordance with CEQA Guideline Section 15061(b)(3). Therefore, no further CEQA review is required.

**FOR MORE INFORMATION:** Copies of the approved 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](mailto: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: Neighbors within 500-radius of property

