



NOTICE OF ARCHITECTURAL COMMISSION REVIEW

13-Unit Residential Condominium Project

365 West San Jose Avenue

Meeting Description: Preliminary Review of Architectural Design and Site Plan for a Two-Story, 13-Unit Residential Condominium Project at 365 West San Jose Avenue

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

Date & Time of Meeting: Wednesday, September 11, 2019 - 7 pm

You are invited to attend an upcoming meeting of the Claremont Architectural Commission to conduct a preliminary review of the design plans for a proposed two-story, 13-unit residential condominium project (File #18-A14). The Architectural Commission will review and provide direction to the applicant regarding the conceptual site plan and elevations for the proposed buildings. During the meeting, all interested persons will be allowed an opportunity to speak regarding the proposed design.

There will be no formal action taken by the Architectural Commission on the development at this time. Preliminary reviews are intended to identify site plan and design concerns early in the design process. A formal decision will not be made until plans are finalized and an additional public hearing is held.

The proposal consists of the construction of twelve flats and one two-story unit with attached two-car garages in two buildings totaling 26,857 square feet. A private driveway will be located between the buildings along the center of the property to provide vehicular access to West San Jose Avenue. The project includes two lower-income units and three units that are adaptable for disabled residents. The project site has been vacant since a single-family residence was demolished in 2014 to construct a 13-unit condominium project previously approved by the City in 2010. The approved project was not constructed and the approvals have since expired. The property has changed ownership over the years, and the current owner is proposing a new project.

Environmental Determination: A preliminary design review is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) as it is advisory in nature and no official action will be taken. Therefore, it can be seen with certainty that it will not have a significant effect on the environment.

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
- Feng Xiao, Architect, Inc.
- Jie Li, Perfect Brother Development Company