



NOTICE OF CITY COUNCIL HEARING REGARDING APPEAL OF ARCHITECTURAL COMMISSION DECISION TO EXTEND APPROVAL FOR COLBY CIRCLE TOWNHOMES

Meeting Description: Appeal of Architectural Commission decision to approve a two-year extension of the approved design review plans for the 96-unit Colby Circle townhomes project located within the Old School House/Claremont Inn Specific Plan.

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

Date & Time of Meeting: Tuesday, September 24, 2019 – 6:30 pm

You are invited to attend an upcoming meeting of the Claremont City Council where the Council will consider an appeal of the Architectural Commission's decision to approve a request from Intracorp Homes, for a two-year extension of the design and site plan originally approved on May 9, 2007 for the 96-unit Colby Circle townhomes. During the meeting, all interested persons will be allowed an opportunity to speak regarding the appeal.

The applicant is in the process of purchasing the property to develop the townhomes and needs additional time to evaluate any design changes, prepare construction plans, secure financing, obtain necessary approvals and permits, and construct improvements that are prerequisite to the project. On July 24, 2019, the Commission voted 4 – 3 in favor of approving a resolution granting the extension; however the decision was appealed by three parties. The appeals generally are based on the rationale the Commission used to approve the extension.

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 establishes the location, housing types, density, development standards, and design guidelines for all development on the site.

This design approval was extended by the Architectural Commission in 2009, 2012, 2014, 2016, and July 2019. 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 OSH property has also resulted in delays to the construction of the Colby Townhomes. Since the last 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.

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 and related materials 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 Principal Planner Chris Veirs at (909) 399-5486 or via email at cveirs@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.

