



NOTICE OF ARCHITECTURAL COMMISSION REVIEW 12-Unit Residential Condominium Project 365 West San Jose Avenue

Meeting Description: Review of Architectural Design and Site Plan for a Two-Story, 12-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, December 11, 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 a proposed two-story, 12-unit residential condominium project (File #18-A14). Specifically, the Architectural Commission will review the site plan and elevations for the proposed buildings. 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 September 11, 2019. The applicant has revised the project plans to address those comments and is now seeking final approval from the Architectural Commission.

The proposal consists of the construction of twelve flat-style condominiums with attached two-car garages in two (2) buildings totaling 24,316 square feet. A private driveway will be located between the buildings along the center of the property to provide vehicular access to San Jose Avenue. The project includes two moderate-income units and four units that are adaptable for disabled residents (single floor living on the first floor). The project site has been vacant since a single-family residence was demolished in 2014 to make way for a 13-unit condominium project previously approved by the City in 2010. That 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 Mitigated Negative Declaration (MND) was adopted by the City Council on October 25, 2005 for a 10-unit, two-story condominium project on this site. On July 21, 2010, the City Council also adopted an Addendum to the MND to allow the addition of three residential units to the project as it determined that the addition of three units arranged in two (2) two-story buildings would not result in a significant impact to the environment. With respect to the proposed project, there are no substantial changes to the project, substantial changes to the circumstances under which the project is undertaken, or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the MND and the Addendum to the MND were approved. As such, Section 15162(a) of the California Code of Regulations does not authorize the City to require subsequent environmental review at this time.

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.

