



NOTICE OF PUBLIC HEARING AMENDMENT TO VILLAGE EXPANSION SPECIFIC PLAN REGARDING PERMITTED USES

NOTICE IS HEREBY GIVEN that the City of Claremont will hold a public hearing regarding a proposed amendment to the Village Expansion Plan (VESP) to allow video arcades, creative instructional uses, and on-site alcohol service for movie theaters within the mixed-use (CMX and MX) zones of the Village Expansion Specific Plan Area.

The Planning Commission will hold a public hearing to consider the proposed Specific Plan Amendment on **Tuesday, January 21, 2020, beginning at 7 pm**, in the City Council Chamber, 225 W. Second Street, Claremont. All persons interested in the proposed amendment are invited to appear and be heard at the public hearing. After hearing public comment and reviewing the proposed amendment, the Planning Commission will make a recommendation to the City Council. The City Council is the decision-making body for specific plan amendments.

If approved, the proposal would Amend VESP Section 2.3.3, Table 2 (Land Use Table) to make the following changes:

- Allow “Game and Video Arcades” on the ground floor within the CMX and MX zones with approval of a Conditional Use Permit (CUP);
- Allow “Creative Instructional Uses”, including art or cooking classes, on the ground floor within the CMX and MX zones with approval of a CUP. These uses may also include on-site alcohol service with approval of a CUP.
- Allow on-site alcohol service in conjunction with movie theaters having more than 250 seats, with approval of a CUP.

The proposal affects the area generally occupied by the Packing House, the vacant lot north of the Packing House, the Laemmle Theater center and surrounding commercial development, and the commercial lots fronting Indian Hill Boulevard between the railroad tracks and Bonita Avenue. The proposed changes accommodate requests from the Laemmle Theater, Lost Levels arcade, and various creative instructional uses that previously have not been accommodated by the code.

NOTICE IS FURTHER GIVEN that the proposed VESP amendment is not a project under California Environmental Quality Act (CEQA) sections 15378(a) and 15061(b)3 of the Guidelines. While these are zoning ordinance amendments, they will not result in a direct physical change to the environment or a reasonably foreseeable indirect physical change in the environment and thus they are not CEQA projects. The proposed uses are minor changes to, or substantially similar to, districts that already have a number of similar existing uses, including a movie theater, a number of indoor recreational and instructional uses, restaurants, specialty wine shops and hotel lounges. These similar uses are already permitted and exist in the zoning districts that are being modified. The proposed uses would arguably have no greater environmental impacts, since similar businesses already occupy buildings throughout the district. In addition, each of the uses will require approval of a conditional use permit to ensure the use does not unduly impact the character of the

existing, vibrant, mixed-use zone. Accordingly, the proposed revision to the permitted use table will have no direct physical change nor will it result in reasonably foreseeable indirect changes in the environment and is not subject to further environmental review.

A copy of the proposed Specific Plan Amendment is available at Claremont City Hall, Planning Division, 207 Harvard Avenue. Persons are invited to comment on the proposed Code Amendment by contacting Principal Planner Christopher Veirs via email at CVeirs@ci.claremont.ca.us, or via telephone at (909) 399-5486, or by sending written comments to P.O. Box 880, Claremont, CA 91711-0880.

In compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a 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 three (3) working days prior to the meeting, if possible.

PLANNING DIVISION
CITY OF CLAREMONT

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