



NOTICE OF PUBLIC HEARINGS TRAFFIC AND TRANSPORTATION COMMISSION ARCHITECTURAL COMMISSION

**Keck Graduate Institute Mixed-Use Project, Parking Expansions,
and Projected Campus Growth – File #15-A01**

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

Dates and Times:

Traffic and Transportation Commission, Monday, November 28, 2016 @ 7:00 pm

Architectural Commission, Wednesday, December 14, 2016 @ 7:00 pm

You are invited to attend the upcoming meetings of the Traffic and Transportation Commission and Architectural Commission regarding the Keck Graduate Institute Mixed-Use Project, Parking Expansions, and Projected Campus Growth (File #15-A01).

PROJECT LOCATION:

Keck Graduate Institute (KGI) campus and KGI-owned parcels located at 535 Watson Drive, Claremont, California, and generally bounded by Wharton Drive to the north, Arrow Highway to the south, Bucknell Avenue to the east, and Cambridge Avenue to the west. The Technip offices at 555 W. Arrow Highway, off-campus building at 215 York Place, and 191 Indian Hill Boulevard are all owned by KGI, and are considered part of the project site.

VICINITY MAP:



PROJECT DESCRIPTION:

KGI and Hanover Pacific, LLC are proposing a project that involves the development of new Mixed-Use buildings for graduate student housing, associated expansion of parking areas, and other related improvements to the existing KGI campus and KGI-owned parcels. The broad parameters of the proposed project may be summarized as follows:

- Development of two new, four-story KGI campus buildings located on the existing vacant lot at the southwest corner of Bucknell Avenue and Wharton Drive/Santa Fe Street. Buildings would include residential units, academic space, and ancillary uses.
- Expansion of three existing parking lots, and development of one new parking lot; resulting in a total increase of 212 parking spaces.
- New and remodeled open spaces such as courtyards, plazas, walkways, streetscapes, and landscaping.
- Enrollment increase from 456 students, faculty, and staff in the 2015–2016 academic year to 723 students, faculty, and staff in the 2021–2022 academic year.

REQUIRED PROJECT APPROVALS:

The Traffic and Transportation Commission will review the Traffic Study and provide comments during the project's CEQA review period.

The Architectural Commission, which is the decision making body regarding the project's environmental documentation, will complete the design review for of all new buildings, landscaping, and other site changes, including the setback reduction request for new buildings.

Following the Architectural Commission decision, the City Council will review the project's proposed lot line adjustment and parkland fee reduction request on a separate date. City staff will also process: 1) A Special Use and Development Permit for short-term parking on the Vortex property, which includes an existing large under-utilized parking lot, 2) Adopt a Stormwater Pollution Prevention Plan for the Project Site, and 3) Permits relating to construction.

ENVIRONMENTAL REVIEW:

Notice is further given that, with assistance from the City's environmental consultant (Rincon), City staff has prepared a California Environmental Quality Act (CEQA) Initial Study for the proposed Keck Graduate Institute (KGI) Mixed-Use Project, parking expansions, and projected campus growth. A Draft Initial Study is an informational document that evaluates a proposed project's potential to significantly impact the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures. The Initial Study determined there could be significant impacts related to Aesthetics, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Traffic and Circulation, and Utilities and Service Systems; however, through the incorporation of mitigation measures, these impacts would be reduced to less than significant levels. Impacts to all other study areas were found to be less than significant. A Mitigated Negative Declaration (MND) and Mitigation Monitoring Reporting Program have therefore been prepared. Additionally, the site is not listed on any list of hazardous waste sites pursuant to Section 65962.5 of the Government Code (see Guidelines Section 15072(g)(5)). The public review period for the Initial Study and Draft MND commenced on November 1, 2016, and will conclude on December 1, 2016. Failure to file objections during the above-referenced timeframe regarding the environmental determination may constitute a waiver of rights to object to the environmental determination at a later date.

FOR MORE INFORMATION:

Copies of the Initial Study-Draft MND, and project design plans are available in the Planning Division, located at Claremont City Hall, 207 Harvard Avenue. City Hall is open Monday through Thursday, 7:00 a.m., to 6:00 p.m. A copy of the Initial Study-Draft MND and Specific Plan are also available at the Youth Activity Center, Alexander Hughes Community Center, the City website (www.ci.claremont.ca.us), and the Claremont Public Library. The Initial Study-Draft MND may also be viewed at [http://www.rinconconsultants.net/files/kgi/Keck Graduate Institute Draft IS-MND November 2016.pdf](http://www.rinconconsultants.net/files/kgi/Keck_Graduate_Institute_Draft_IS-MND_November_2016.pdf). For additional project information, please contact Senior Planner Mark Carnahan (909/399-5322 or MCarnahan@ci.claremont.ca.us), Principal Planner Christopher Veirs (909/399-5486 or CVeirs@ci.claremont.ca.us), or Associate Engineer Maria Tipping (909/399-5330 or MTipping@ci.claremont.ca.us). If you would also like to be notified electronically about this project in the future, please provide your email address to one of the contact persons listed above, and it will be added to the project file.

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