



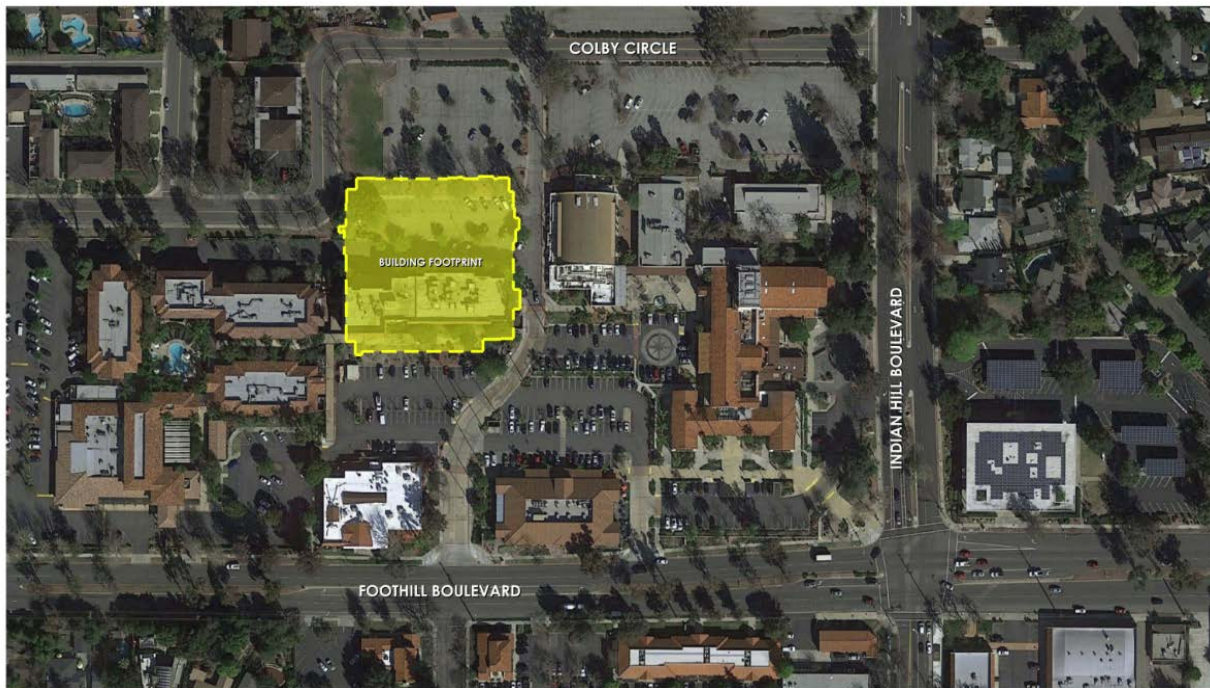
NOTICE OF ARCHITECTURAL COMMISSION REVIEW

Meeting Description: Architectural Design & Site Plans for a new parking garage and residential condominium building at the Old School House (OSH) – File #16-A08

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

Date & Time of Meeting: Wednesday, July 26, 2017 – 7 pm

The Claremont Architectural Commission (AC) will be conducting a design review for plans associated with a proposed new building that would be a new centerpiece for the OSH development. The building includes 30 residential condominium units and a two-level parking garage with 240 spaces. The project site is the area north of the *Buca di Beppo* parking lot, and west of the *Candlelight Pavilion*. This area currently contains a vacant three-story hotel building and surface parking lot, which will be demolished to accommodate the new construction (see aerial below).



501 W. FOOTHILL BOULEVARD - Old School House Residential Condominiums & Parking Garage

AERIAL MAP A-0.1

CLAREMONT STAR, LP
April 6, 2017

LCRA

The AC conducted a preliminary review of the project on April 26, 2017, where the Commission reviewed preliminary design plans and provided the applicant with feedback. The Commission offered favorable comments on the proposal and provided direction for improving the design.

On July 11, 2017, the City Council approved a subdivision application (Tentative Tract Map #73078), which makes minor adjustments to existing OSH site property lines, cleans up various easements, and allows for the development of the new building for residential condominium units and a parking garage. The proposed subdivision map also creates a new private road, which is a planned element of the Specific Plan. This private road will run east/west, immediately north of the new parking structure/condominium development, the *Candlelight Pavilion*, and the OSH “box office building,” connecting the southwest segment of Colby Circle to Indian Hill Boulevard. Note that the new private road will be in addition to Colby Circle (which will remain in place as a public street).

The applicant is now seeking final AC approval of the resubmitted final design plans (site plan, elevations, landscaping, lighting, conceptual public art, etc.) for the new building. The latest design plans have been updated to address several of the comments received during the AC’s preliminary review. All interested persons will be allowed an opportunity to speak regarding the proposed design at the July 26, 2017, meeting.

The exterior will incorporate influences from Spanish architecture to be compatible with the character of the historic portions of the OSH.

Environmental Determination: On July 11, 2017, the City Council approved a resolution adopting an addendum to the 2006 Mitigated Negative Declaration (MND) for the Old School House/Claremont Inn Revitalization Specific Plan (State Clearinghouse Number 2006101134). The addendum to the adopted MND for the Specific Plan was prepared in accordance with the California Environmental Quality Act (CEQA) to address the impacts of proposed minor changes. Based on the findings and information contained in the previous MND, staff’s analysis in the new Addendum, and the CEQA statute and State CEQA Guidelines, including sections 15162 and 15164, it was determination that the changes would not result in any new significant environmental effects beyond those impacts analyzed in the MND adopted for the Specific Plan. Therefore, no additional environmental analysis is necessary for the proposed project.

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 Mark Carnahan at (909) 399-5322, or via email at mcarnahan@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 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 (3) working days prior to the meeting, if possible.

- c: City Council
- Planning Commission
- Architectural Commission
- Tony Ramos, City Manager
- Harry Wu, Claremont Condo Development L.P. & Claremont Star L.P.
- David L. Shearer, Claremont Heritage
- Griswold’s HOA