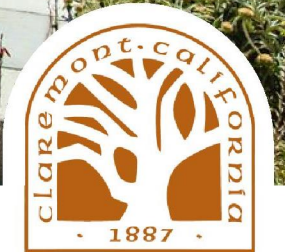


South Village Subdivision Maps

VTTM # 83439 & VTTM #83463

Project Applicant: **Village Partners & Arteco Partners**



Appeal Withdrawn

- The public notices and staff report refer to an appeal of three Planning Commission actions regarding the Village South Development.
 1. Recommendation to approve Vesting Tentative Tract Maps 83439 and 83463,
 2. Approval of a parking reduction for shared uses based on a detailed parking demand study & parking management plan,
 3. A finding that a request to vacate a portion of Santa Fe Street is in conformance with the City's General Plan.
- The appellant withdrew the appeal on January 6, 2023
- No discussion or action on these items is needed



Actions Being Taken This Evening

- A. Review Vesting Tentative Tract Maps 83439 & 83463
- B. Hear public comment
- C. Approve the draft resolution regarding the maps (Attachment B) which:
 - Makes the appropriate CEQA determination,
 - Makes all required findings, and
 - Approves the VTTMs - subject to conditions,

Map approval is a relatively technical and objective task. Most the discretionary approvals for this project are already completed via VSSP, EIR, AC & PC.



South Village Development – Project Summary

- **Site** - 12.4 Acres of land in VSSP area
- **Residential** – 705 new dwelling units
 - 581 apartments (*potential for 14 more in flex*)
 - 101 flat-style condominiums
 - 23 townhomes
- **Commercial** – 144,417 sq.ft.
 - Retail: 57,478 sq.ft.
 - Restaurant: 53,239 sq.ft.
 - Office: 33,700 sq.ft.
- **Public Amenities** – 10,000 sq.ft. plaza & park



Project Summary (Cont.)

- **Parking** – 1,293 parking Spaces
 - 1,168 in structures
 - 125 on street
 - 170 Auxiliary spaces on KGI Campus
- **Public Streets**
 - New Santa Fe Street
 - New Center Street
 - Extensions of Green St. and Watson Dr.
 - Improvements to Indian Hill Blvd
 - Improvements to Arrow Hwy
- **Landscaping and Public Art**



Site Description





Village South Vicinity Aerial View (All Phases)



Vicinity Phase 1



Vicinity Phase 2

Bucknell Ave



Phase 2

S Indian Hill Blvd

Olive

Vicinity - Phase 3



Site Plan (All Phases)



Village South Specific Plan

- Adopted July 2021
- 5-year Public Review Process



Claremont Village South Specific Plan

PREPARED FOR THE CITY OF CLAREMONT | JULY 2021



VSSP Regulating Plan

Figure 3.4, Page 78



- Legend**
- ■ ■ ■ Primary Connection
See 3.12.E
 - ■ ■ ■ Secondary Connection
See 3.12.F & 3.13.E
 - Signalized Intersection
 - Shopfront Required
See 3.7.J & 3.10.
 - Shopfront or Retail Ready (incentivized)
See 3.7.J & 3.7.K.
 - Plazas
See 3.13.C
 - Paseos
See 3.13.E
 - Additional Connection (incentivized)
See 3.12.F.3 & 4 & 3.13.E.
 - ▨ Neighborhood-Scale Overlay (NSO)
See 3.5 & 3.6



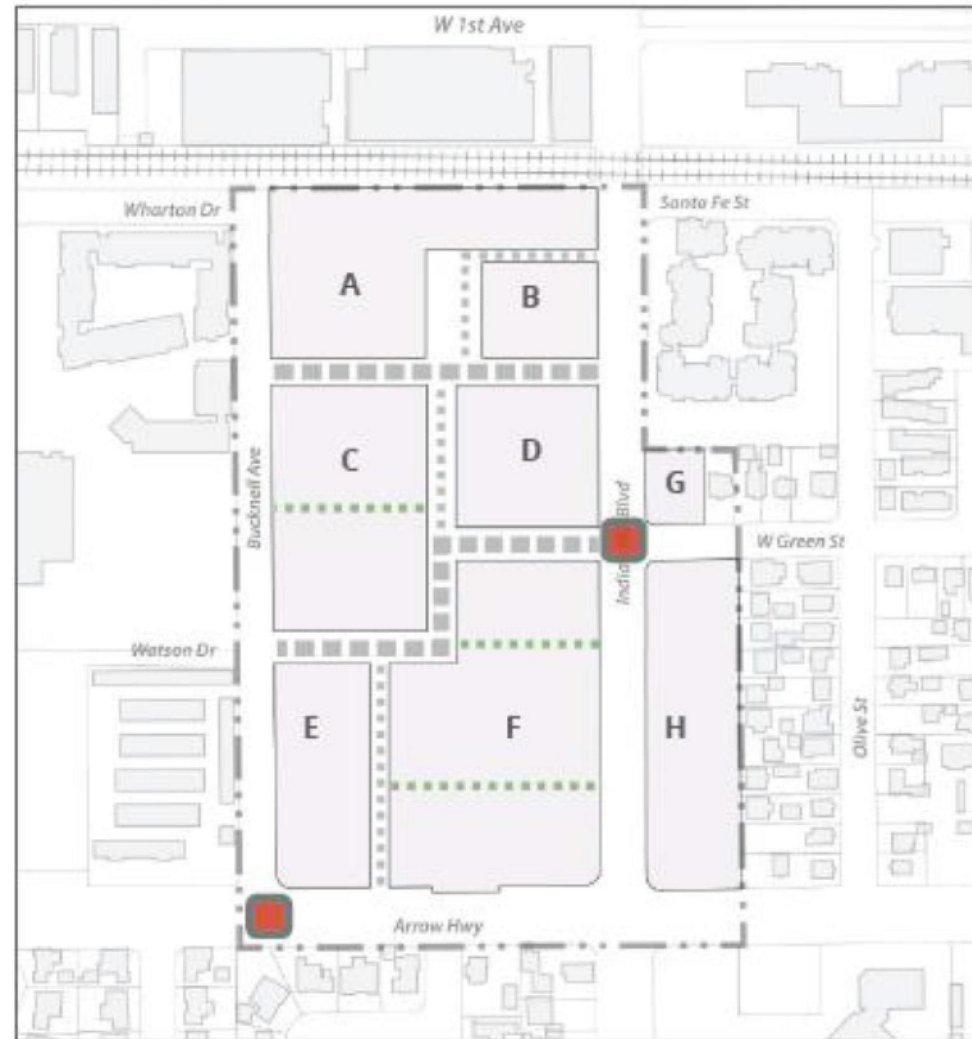
VSSP Circulation & Block Pattern

Figure 3.2-II, (Alternative B),
Page 69

Legend

- ■ ■ ■ ■ Primary Connection. See 3.12.E
- ■ ■ ■ ■ Secondary Connection. See 3.12.F & 3.13.E
- ■ ■ ■ ■ Additional Connection. See 3.12.F.3 & 4 & 3.12.F.4
- ■ ■ ■ ■ Signalized Intersection.

Figure 3.2-II Required Secondary Connections
(Alternative B)



Review Process

Steps in approval process (complete, in process, upcoming)

- Specific Plan and EIR - Approved July 2021
- Preliminary Design Review - AC
- Tentative Subdivision Map Review – PC
- Parking Plan and parking reduction request - PC
- VSSP Master Development Permit - AC
- Final Design Approval/ Objective Design Review matrix – AC

[• Tentative Subdivision Map Approval – CC]

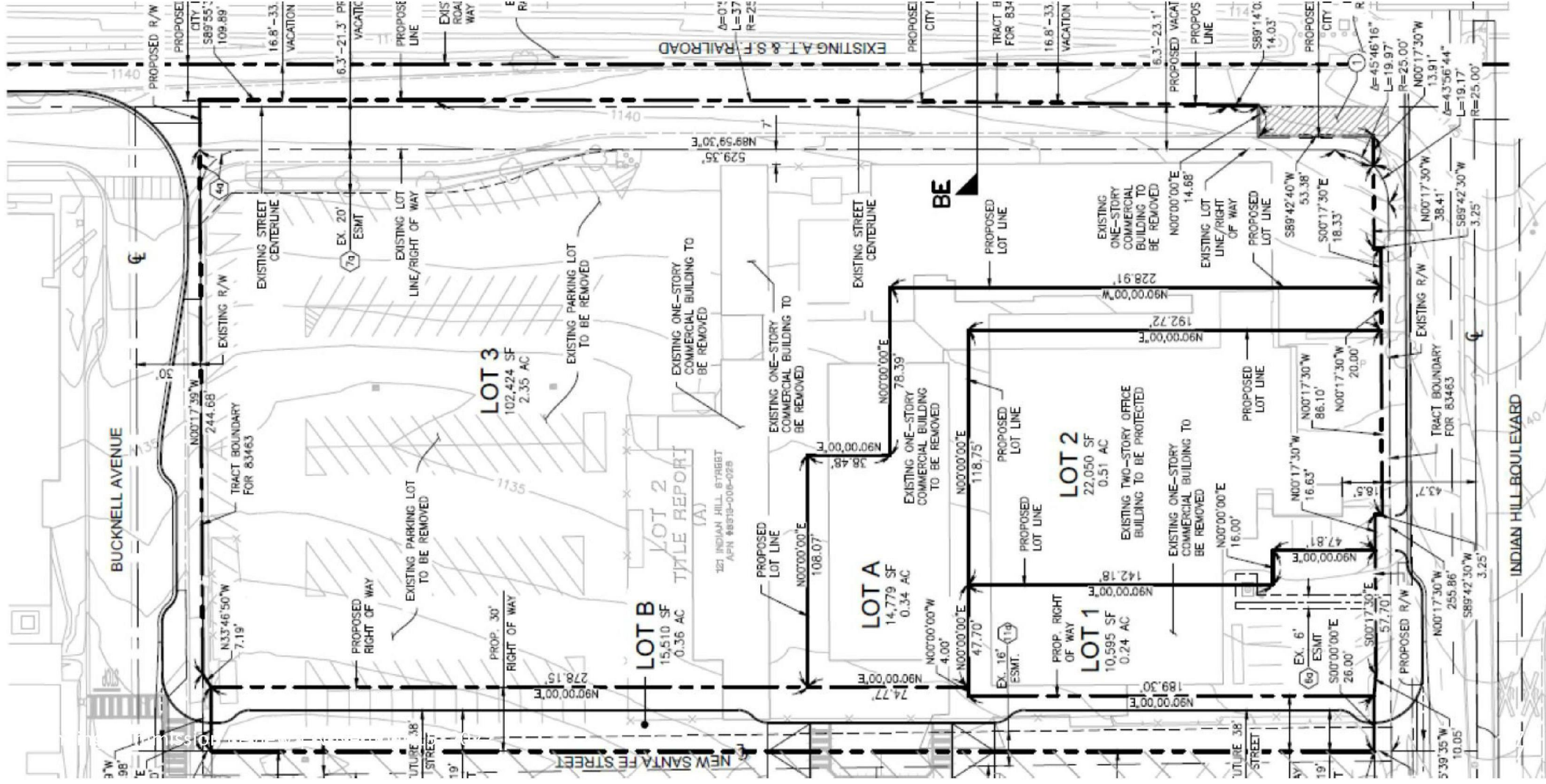
- Review of public infrastructure and utilities - (Staff)
- Public Art (Public Art Committee)
- Final Map (vacation, dedications and easements) – City Council
- Conditional Use Permits (PC) & Sign Review (AC)



Tentative Maps



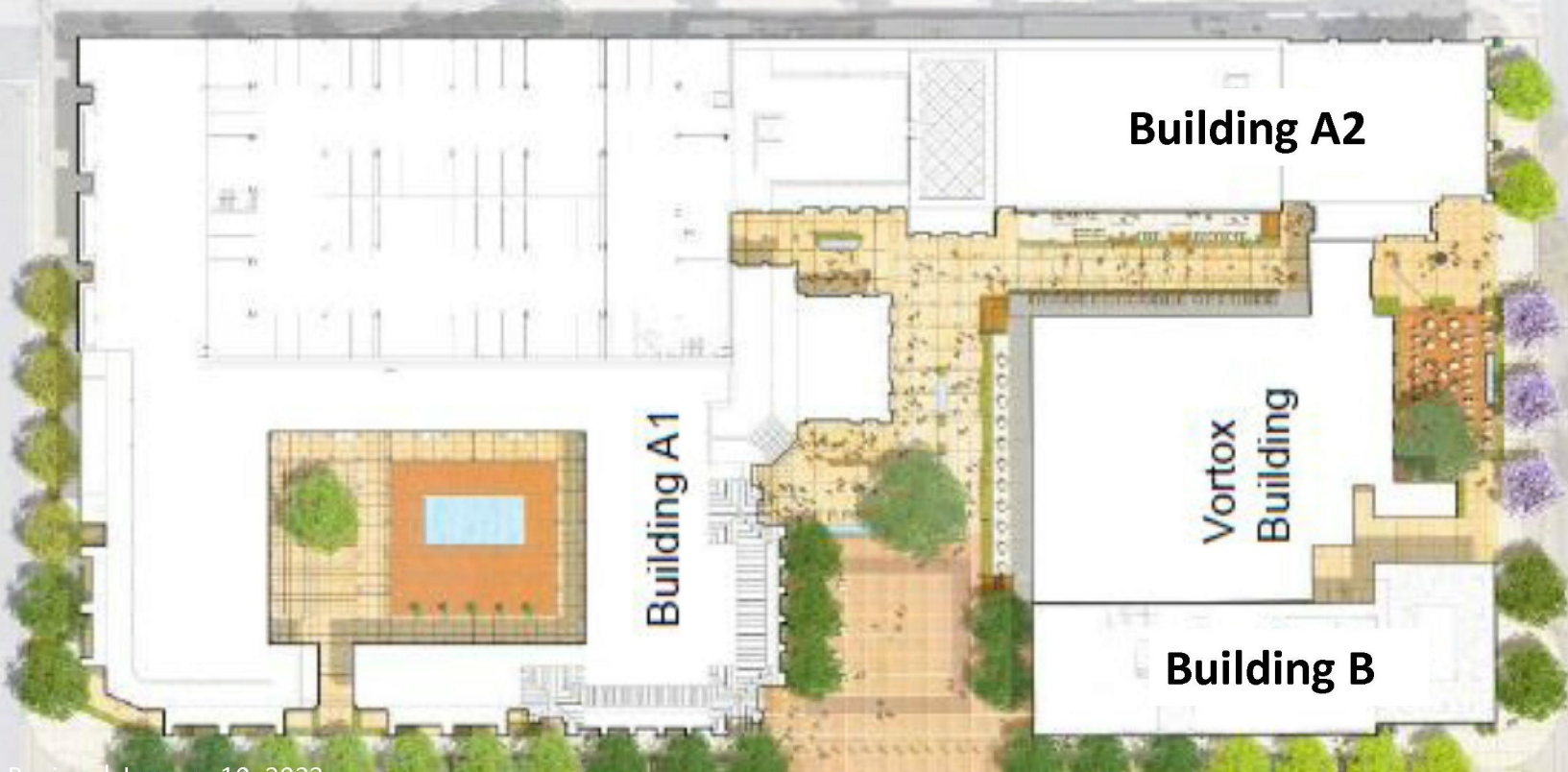
VTTM 83463 – (Phase 1)



Site Plan (All Phases)



Site Plan – Phase 1



VTTM 83463 – (Phase 1)

AREA CALCULATIONS

GROSS AREA = 3.80 ACRES

PROPOSED OLD SANTA FE ST. VACATION = 0.27 ACRES

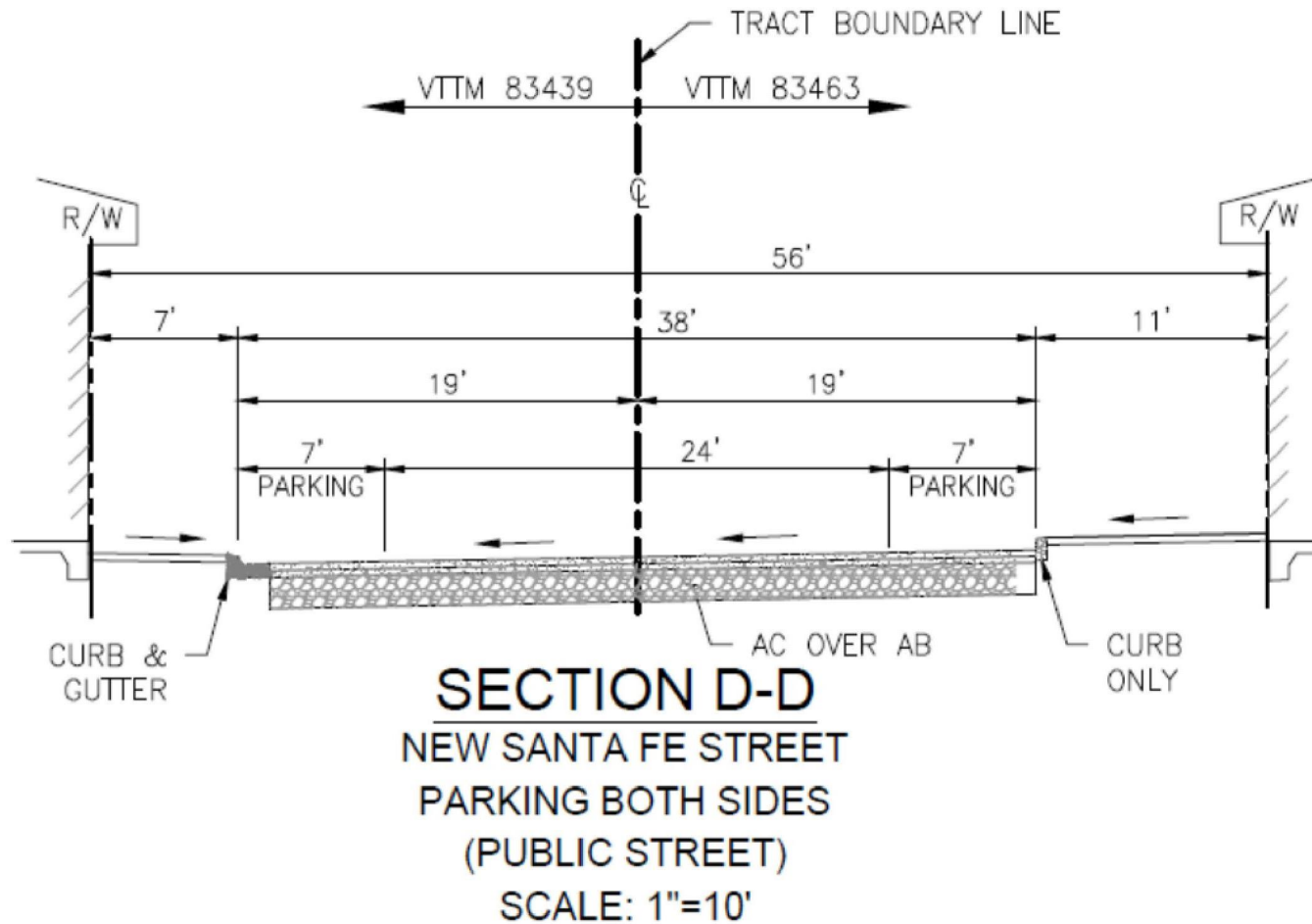
LOT AREAS:

LOT 1	=	0.24 ACRES	–	RETAIL
LOT 2	=	0.51 ACRES	–	RETAIL/COURTYARD
LOT 3	=	2.35 ACRES	–	RETAIL/RESIDENTIAL/ PARKING STRUCTURE
LOT A	=	0.34 ACRES	–	COURTYARD
<u>LOT B</u>	=	<u>0.36 ACRES</u>	–	PUBLIC STREET
TOTAL GROSS AREA = 3.80 ACRES				

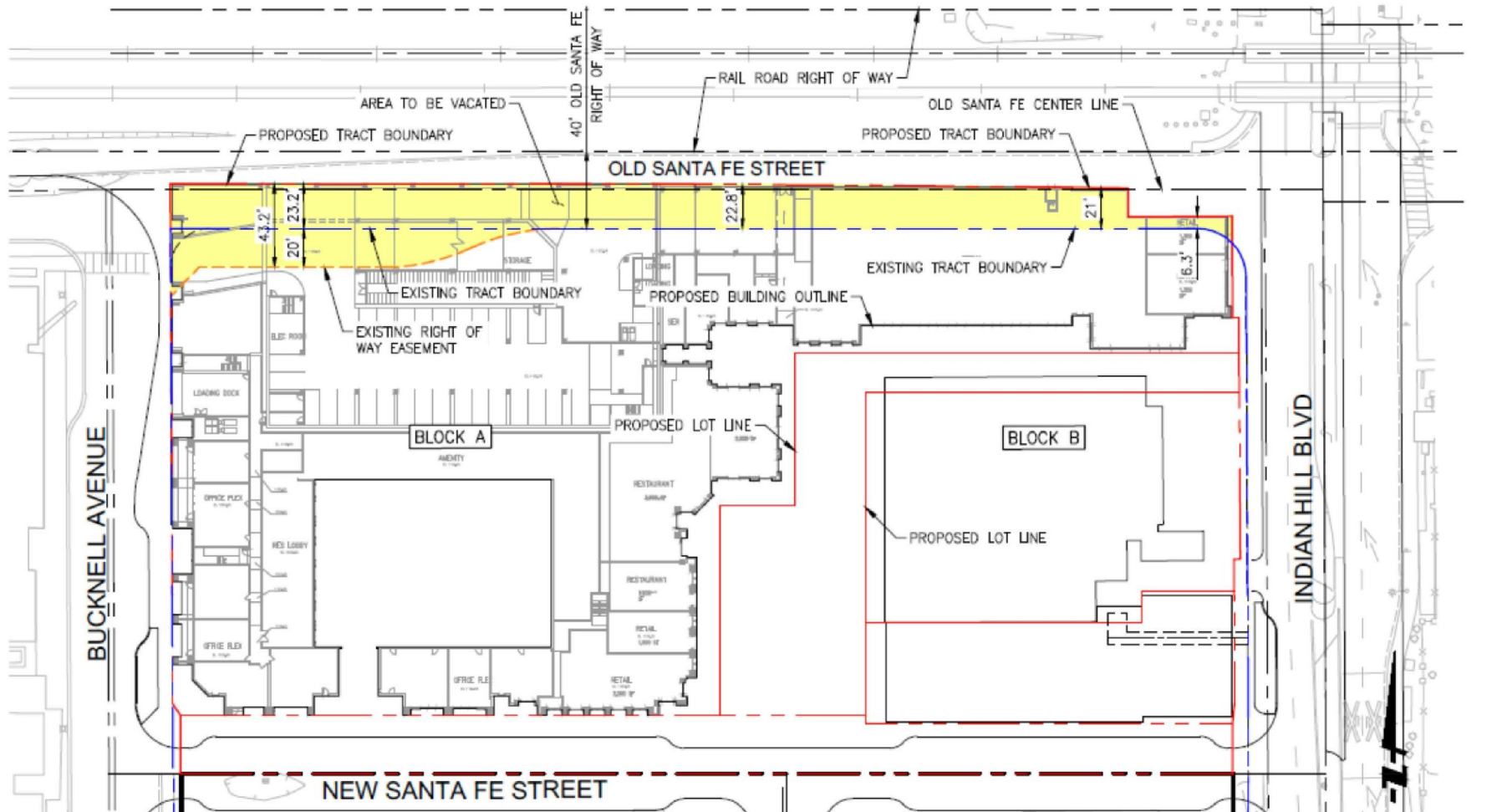
DEDICATION AREAS:

BUCKNELL	=	0.006 ACRES	–	PUBLIC STREET
<u>INDIAN HILL</u>	=	<u>0.035 ACRES</u>	–	PUBLIC STREET
TOTAL DEDICATION AREA	=	0.041 ACRES		

VTTM 83463 – Street Profile New Santa Fe Street



Old Santa Fe Vacation



OLD SANTA FE VACATION EXHIBIT
 CLAREMONT, CALIFORNIA
 November 14, 2022

VTTM 83439

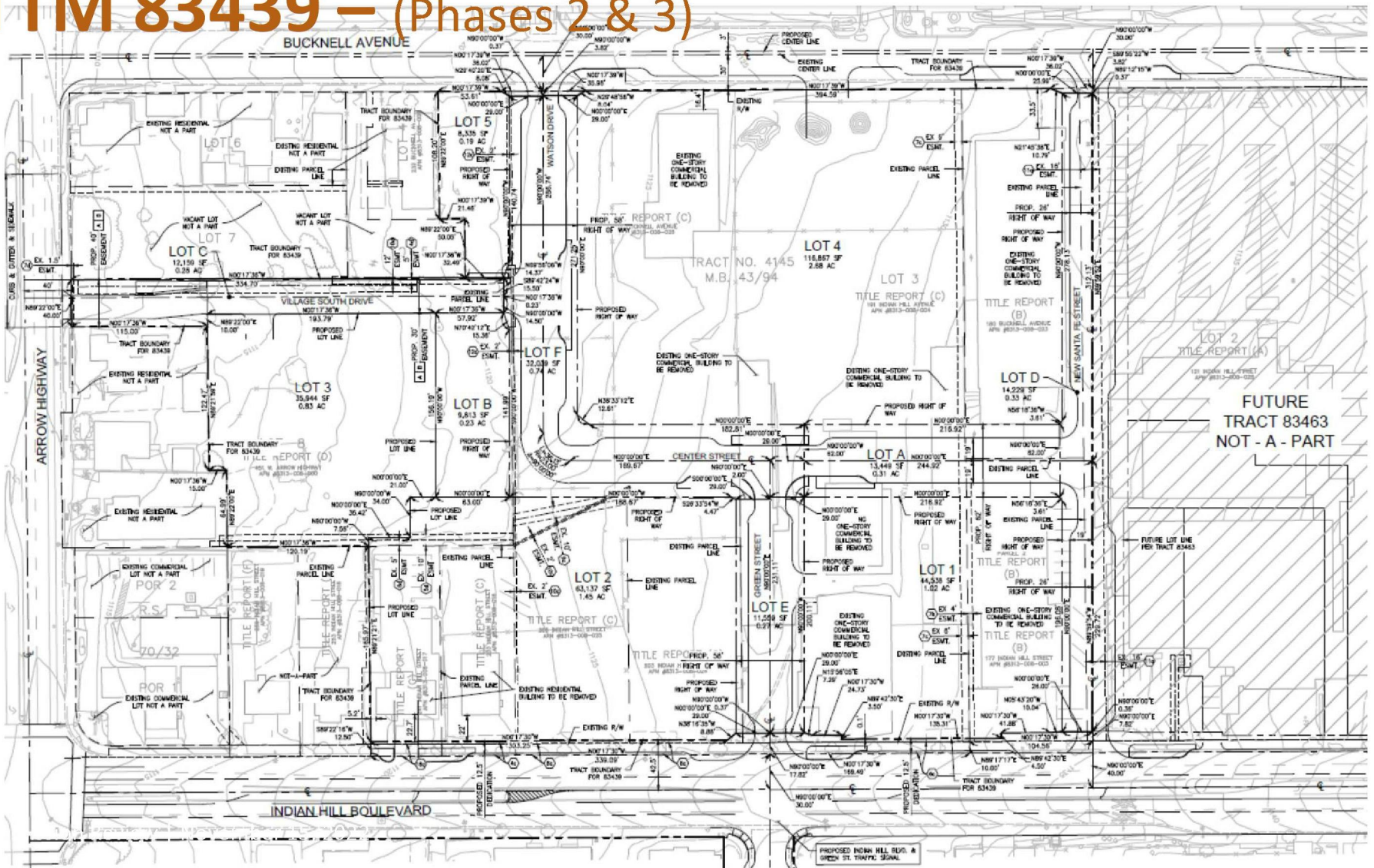
(Phases 2 & 3)



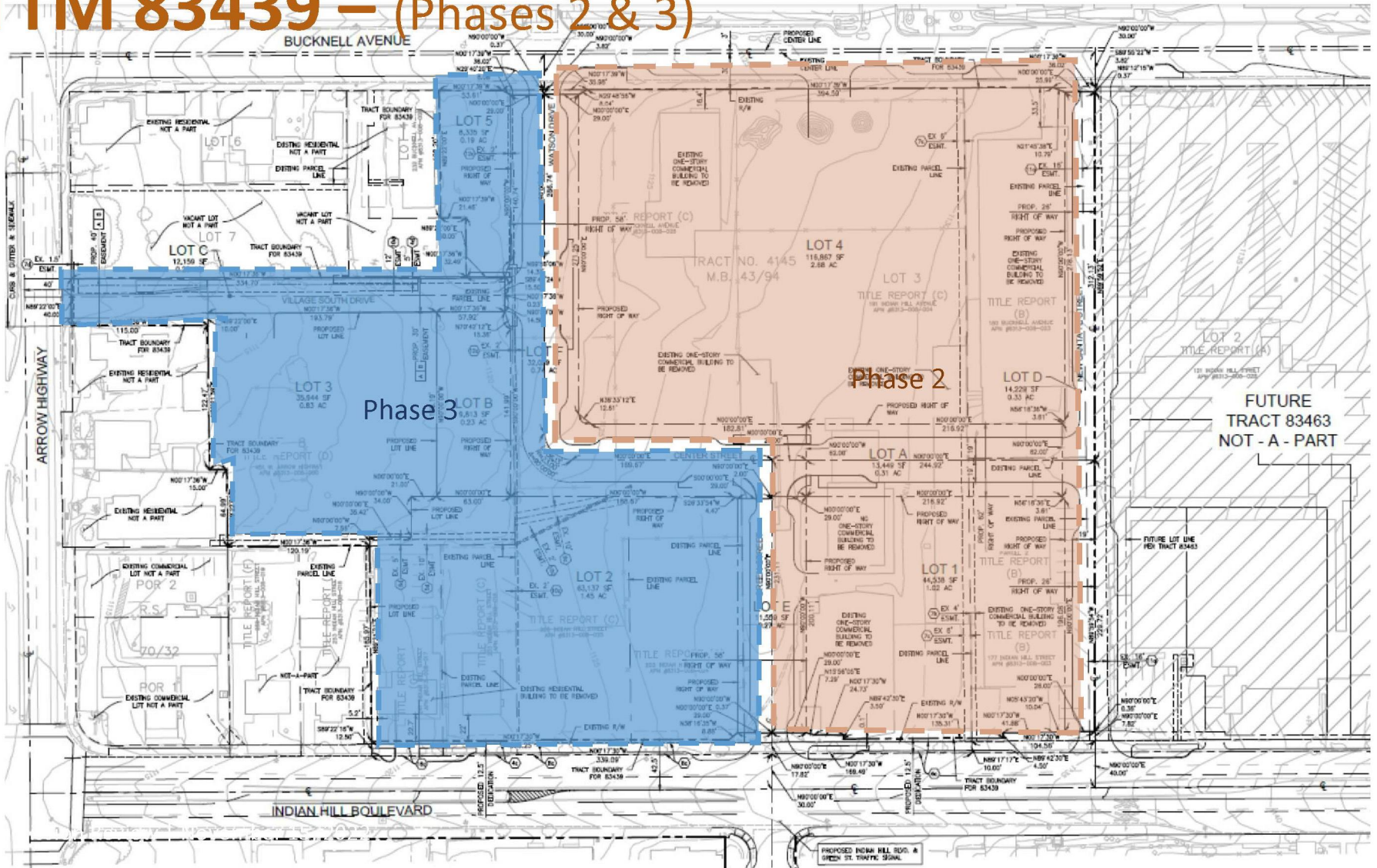
Phase 3

Phase 2

VTTM 83439 – (Phases 2 & 3)



VTTM 83439 – (Phases 2 & 3)



VTTM 83439 – (Phases 2 & 3)

AREA CALCULATIONS

GROSS AREA = 8.33 ACRES

EXISTING PUBLIC STREET RIGHT OF WAY = 0.12 ACRES

NET AREA = GROSS AREA – EXISTING PUBLIC STREET RIGHT OF WAY

NET AREA = 8.33 – 0.12 ACRES = 8.21 ACRES

LOT AREAS:

LOT 1	=	1.02 ACRES	–	RETAIL/RESIDENTIAL
LOT 2	=	1.45 ACRES	–	RESIDENTIAL
LOT 3	=	0.83 ACRES	–	RESIDENTIAL
LOT 4	=	2.68 ACRES	–	RETAIL/RESIDENTIAL
LOT 5	=	0.19 ACRES	–	RESIDENTIAL
LOT A	=	0.31 ACRES	–	PUBLIC STREET
LOT B	=	0.23 ACRES	–	PUBLIC PARK
LOT C	=	0.28 ACRES	–	PRIVATE STREET
LOT D	=	0.33 ACRES	–	PUBLIC STREET
LOT E	=	0.27 ACRES	–	PUBLIC STREET
LOT F	=	0.74 ACRES	–	PUBLIC STREET

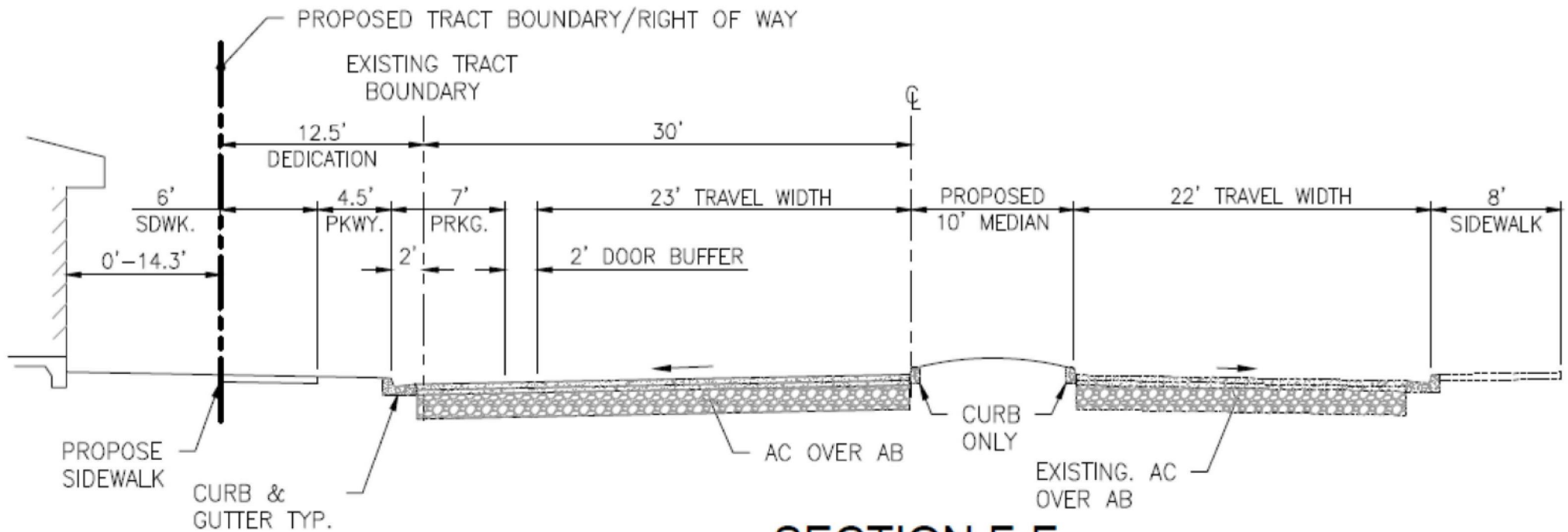
TOTAL GROSS AREA = 8.37 ACRES

DEDICATION AREAS:

BUCKNELL	=	0.009 ACRES	–	PUBLIC STREET
INDIAN HILL	=	0.195 ACRES	–	PUBLIC STREET

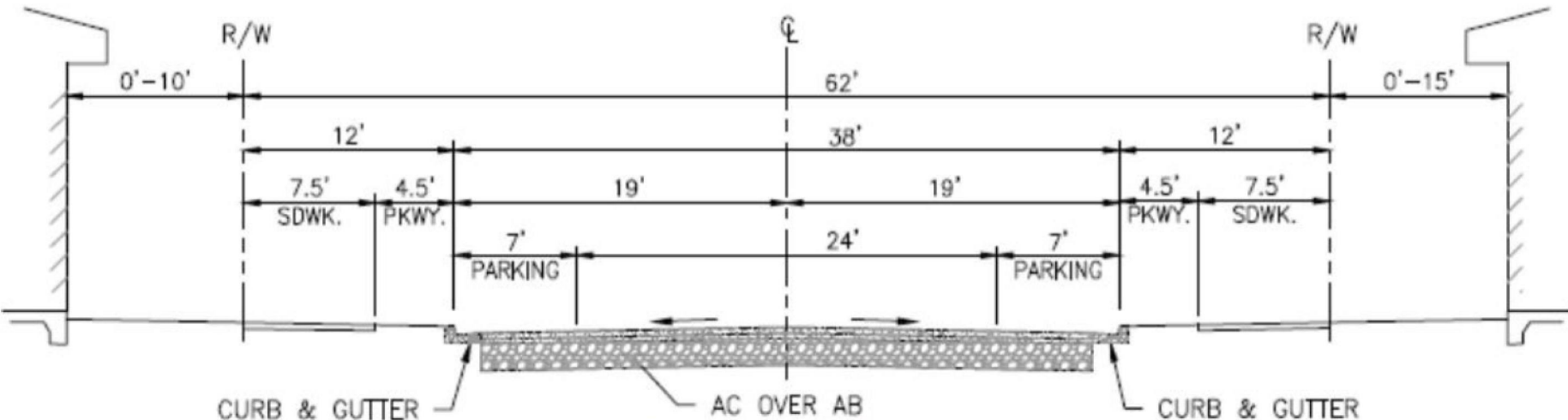
TOTAL DEDICATION AREA = 0.204 ACRES

VTTM 83439 - Street Profile – Indian Hill Blvd.



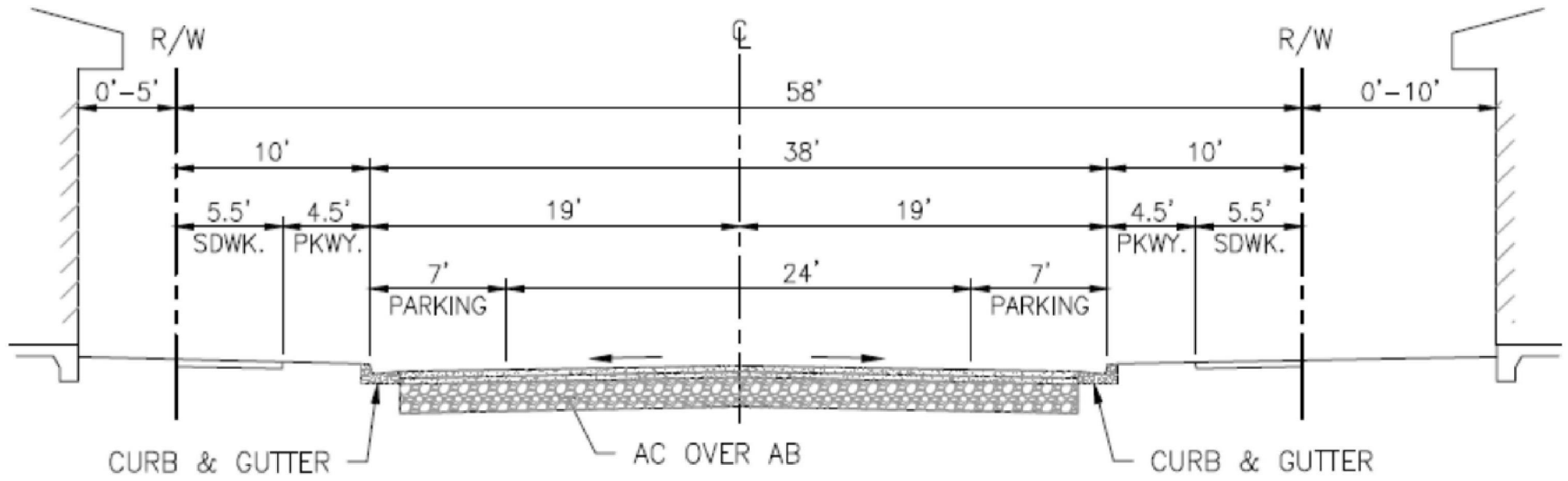
SECTION F-F
SOUTH INDIAN HILL BLVD.
(PUBLIC STREET)
SCALE: 1"=10'

VTTM 83439 - Center Street Profile



SECTION C-C
CENTER STREET @ COMMERCIAL
PARKING BOTH SIDES
(PUBLIC STREET)
SCALE: 1"=10'

VTTM 83439 - Street Profiles – Green/Watson



SECTION A-A

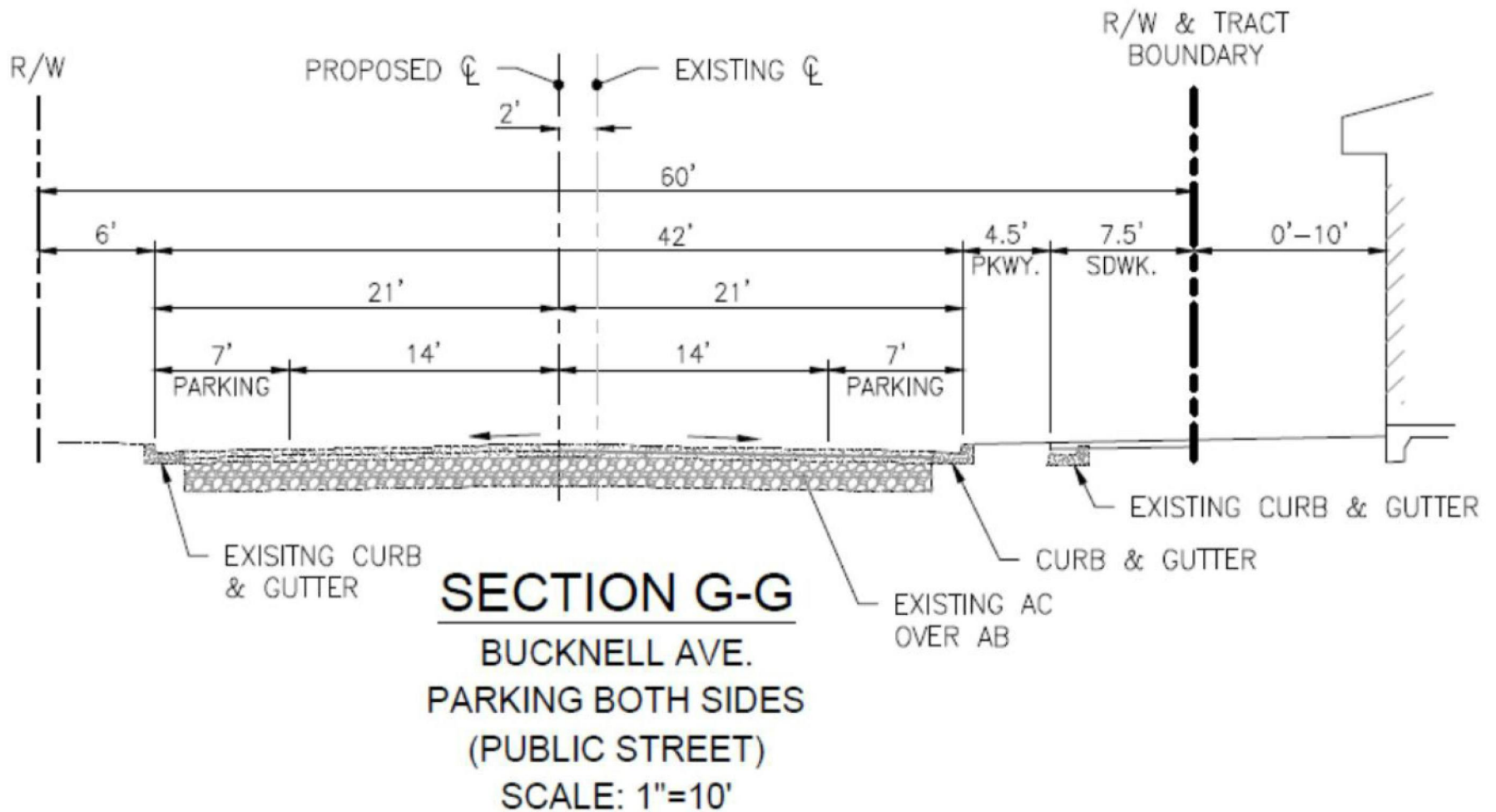
WATSON DR. & GREEN ST.

PARKING BOTH SIDES

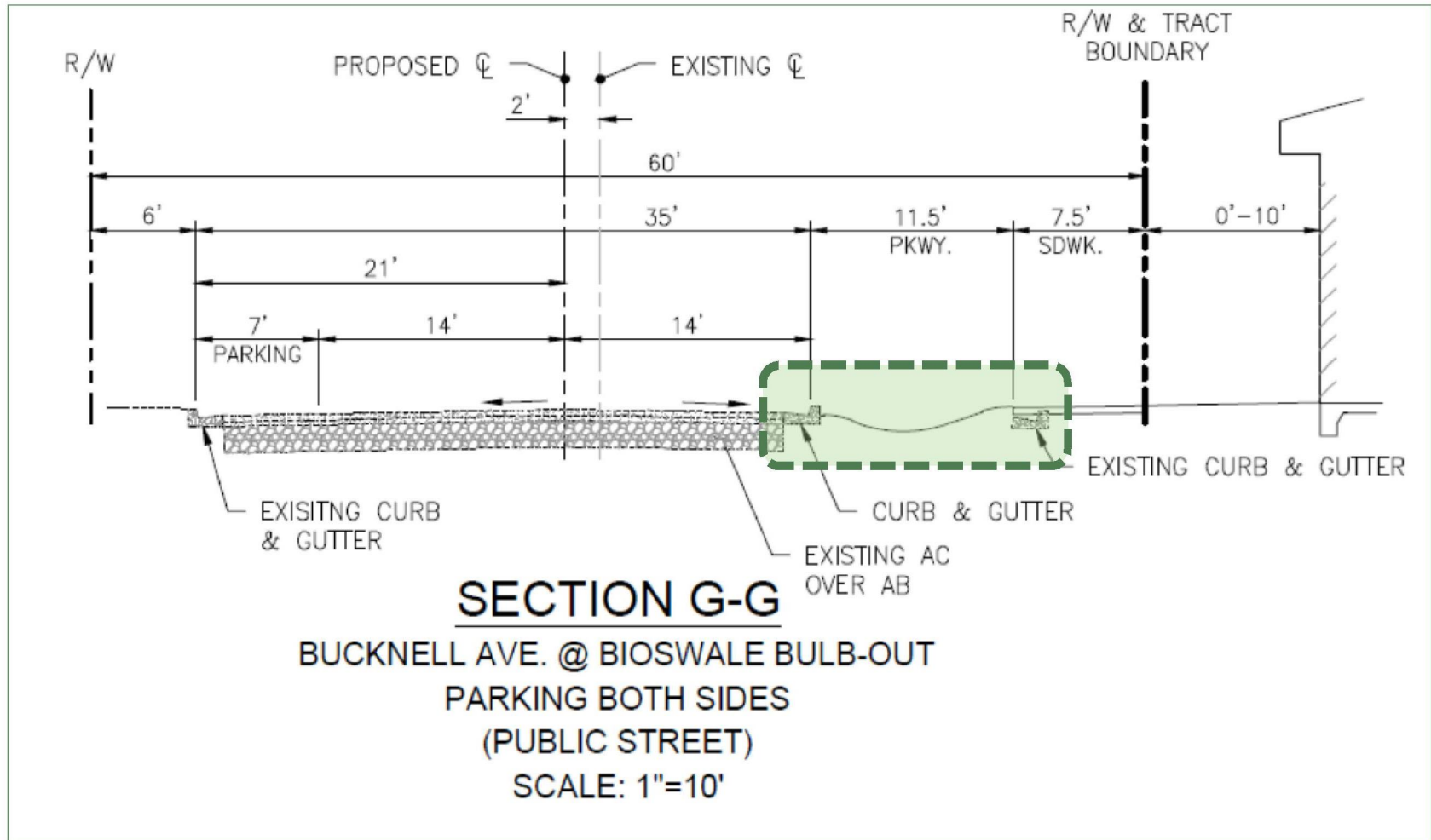
(PUBLIC STREET)

SCALE: 1" = 10'

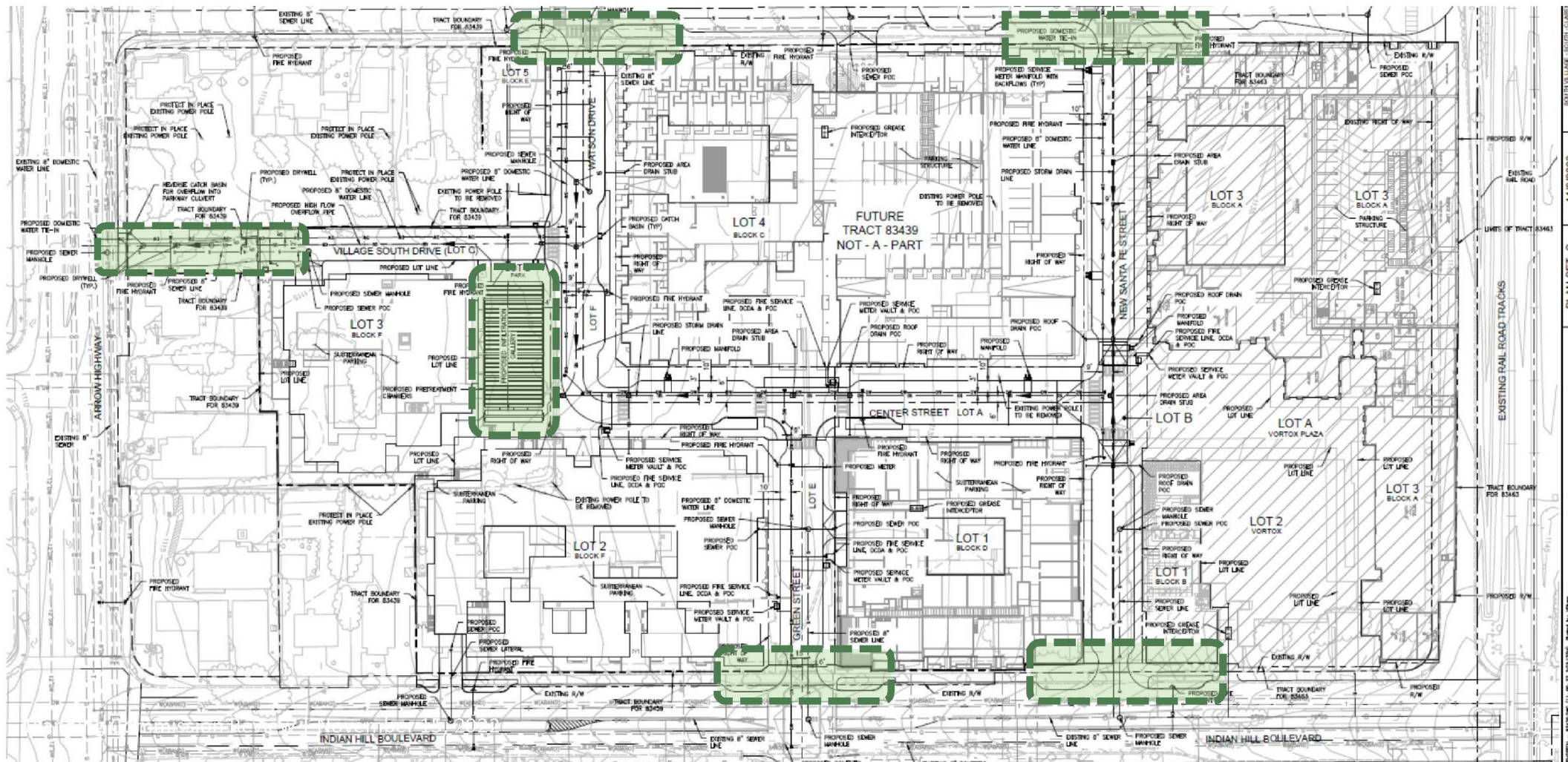
VTTM 83439 - Street Profiles – Bucknell Ave.



VTTM 83439 - Street Profiles – Bucknell Ave.



VTTM 83439 & 83463 - Stormwater Layout



Tentative Maps – Required Findings

To approve a tentative tract map, the City Council must make the following findings (CMC Section 17.050.070):

1. The proposed map is consistent with the General Plan, Village South Specific Plan, and City Code.
2. The site is physically suitable for the type and density of development.
3. The subdivision or improvements are not likely to cause substantial environmental damage.
4. The subdivision or improvements are not likely to cause serious public health or safety problems.
5. The subdivision or improvements will not conflict with easements, acquired by the public at large.
6. Solar access and passive heating and cooling requirements have been satisfied.
7. The subdivision balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.
8. The project's discharge into the existing sewer system will not result in a violation of existing requirements of the Los Angeles Regional Water Quality Control Board.



Planning Commission



Planning Commission Hearing

At its November 15, 2022 hearing, the Planning Commission:

- Recommended Council approval of the VTTMs and determined that each of the findings of CMC Section 17.050.070 can be made. The Commission recommendation is contained in PC Resolution 2022-07 (Attachment D.5 to the staff report).
- Found that the proposed vacation was consistent with the General Plan for the reasons included in Resolution PC 2022-09 (Attachment D.7)



Environmental Review



CEQA – EIR Prepared for VSSP

In May 2021, a Final EIR, along with a Statement of Overriding Considerations and a Mitigation Monitoring Program, were certified and adopted by the City Council in conjunction with the approval of the Village South Specific Plan.

The entire contents of the DEIR and FEIR, including all supporting Studies and the MRP are available for review on the City's website at:

<https://www.ci.claremont.ca.us/living/development-projects/village-south-specific-plan>



EIR – Project Scope

Development Analyzed in the EIR is for entire build out of the VSSP area including:

- 1,000 new residential units (up to 729 proposed)
- 145,000 square feet of new commercial uses (144,417 s.f. proposed (15,000 s.f. is flex space))
- Included new streets, traffic signals, paseos, park and plaza consistent with those being proposed.



CEQA Determination

The proposed maps and related development are consistent with the Specific Plan and do not present any “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified Final EIR adequately addresses the impacts of the project.

In addition, because no one challenged the EIR, it is presumed to be valid per Section 21167.2 of the Cal. Pub. Res. Code.

Therefore, no further environmental review is necessary.



Staff Recommendation (Summary)

Staff recommends that the City Council:

- A. Adopt the draft resolution approving VTTMs 83439 and 83463 (Attachment B),**
- B. Find that this approval is within the scope of the Village South Specific Plan Environmental Impact Report (State Clearing House No. 2019080072) (EIR), and that under Section 21166 of the California Public Resources Code and Section 15162 of the Guidelines to the California Environmental Quality Act (CEQA), there is no basis for subsequent or supplemental environmental review.**



Questions?

