



NOTICE OF PUBLIC HEARING PLANNING COMMISSION REVIEW OF SOUTH VILLAGE SUBDIVISION MAP & PARKING PLAN

Project Files: **Vesting Tentative Tract Maps (Numbers 83439 & 83463)
Village South Parking Reduction Request
Vacation of Southern Half of Santa Fe Street (400 Block)**

Meeting Description: Commission Review of the proposed subdivision of 12.4 acres of land to facilitate development of Village South Development Project Phases 1-3. Project is located south of the Metrolink right-of-way between Indian Hill Boulevard and Bucknell Avenue with a narrow portion of the project extending as far south as Arrow Highway.

Meeting Location: This meeting will take place in City Council Chamber, 225 Second Street and via Zoom at the date and time listed below. Instructions on how to participate will be detailed on the Agenda, which will be posted on the City Website five days prior to the meeting.

Meeting Date & Time: **Tuesday, November 15, 2022 – 7:00 p.m.**

You are invited to attend an upcoming meeting of the Claremont Planning Commission to review the above-listed project files related to the subdivision of 12.4 acres of land to facilitate the South Village Development Project. During the meeting, all interested persons will be allowed an opportunity to speak regarding the proposal.

If approved the project would occupy roughly two thirds of the land regulated by the Village South Specific Plan (VSSP). The proposed development is intended to implement the VSSP. The applicant, South Village Partners, is proposing the following:

- **Phase 1 (Block A, Plaza, Vortex Reuse, Pad B):** Phase 1 covers roughly the northern third of the project and will contain a large mixed-use building, 380 space parking structure, 10,000 square foot public plaza, a pad area for an office building to be constructed during Phase 3, and the adaptive reuse of the historic Vortex building as a public market and food hall. Phase 1, including the Block B pad, is located on approximately four acres of land that represents the entirety of Vesting Tentative Tract Map (VTTM) Number 83463. This map includes vacation of a portion of Santa Fe Street, which is already slated to be partially vacated to accommodate the proposed Metro Light Rail Extension to Montclair. The map also includes dedication of a new lot for use as the northern half of a new east-west street (New Santa Fe Street) through the development.
- **Phase 2 (Blocks C & D, Green Street Extension, New North South Street, Watson Drive Extension):** Phase 2 covers roughly the middle third of the project and will contain two large mixed-use buildings and 564 parking spaces in interior parking structures. The two mixed-use buildings will contain 30,000 square feet of

retail and restaurant space, and approximately 15,000 square feet of live/work or office space on the ground floor and 406 residential apartments on the upper floors. Phase 2 occupies just over 5 acres of VTTM # 83439 (8.4 acres total) and includes the new streets listed above as well as a new traffic signal proposed to be installed at the intersection of Green Street and Indian Hill Boulevard.

- **Phase 3 (Blocks F, E, and B, small park):** Phase 3 includes two residential condominium buildings built over a 216 space subterranean parking garage and a small townhome building with an additional eight parking spaces in garages. The phase includes 101 flat-style condominium units (“flats”), 23 two-story and three-story townhomes. Phase 3 will also include a 10,000 square foot park to serve the entire Village South project. Phase 3 occupies just over three acres of VTTM # 83439 (8.49 acres total) and will also include a new traffic signal at the intersection of Bucknell Avenue and Arrow Highway.
- **Parking Plan** – Total parking for the project consists of 1,195 private parking spaces in structures and garages, 135 on-street parking spaces, and an additional 120 auxiliary parking spaces for evening and weekend over-flow parking on the adjacent Campus of Keck Graduate Institute (a partner in the project). Based on the project’s design and mix of uses, the developer is requesting Planning Commission approval of a 24% reduction in parking pursuant to the design-based parking reductions provided for in the VSSP parking standards. The applicant has provided a study to show that the proposed parking will meet the needs of the project.
- **Street Vacation Finding:** The project includes the proposed closure and partial vacation of a one-block-long section of Santa Fe Street, linking Indian Hill Boulevard to Bucknell Avenue. This closure is in accordance with the Village South Specific Plan circulation plan as the street is slated to be partially vacated to accommodate a planned light rail project (Gold Line). The east-west vehicular access provided by Santa Fe Street will be replaced by a new street located approximately 300 feet south within the Village South project.

The applicant has submitted map sheets, a parking study, architectural plans, and supporting studies for the above-described project. This meeting is one of several public meetings regarding the project. Additional meetings will be held before the City Architectural Commission and City Council prior to final approval of the maps, public infrastructure, utilities, phasing plan, and final project design by the Architectural Commission.

ENVIRONMENTAL REVIEW: 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 scope and potential impacts of the new development that would result from the proposed maps, parking plan, and street vacation were identified and analyzed by the Final EIR, and the adopted mitigation measures, including project level environmental

assessments and soils remediation, have either been implemented, or will be implemented in accordance with the proposed Conditions of Approval for this project, to reduce impacts to less than significant levels.

The maps and related plans 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. Therefore, no further environmental review is necessary.

FOR MORE INFORMATION: The tentative subdivision maps, preliminary project plans, and parking study as well as the preliminary architectural drawings submitted for Architectural Commission review are available for public review. For more information, please contact Principal Planner, Christopher Veirs at (909) 399-5486 or via email at cveirs@ci.claremont.ca.us. Written comments may be emailed or mailed to Mr. Veirs at P.O. Box 880, Claremont, CA 91711-0880. If you would like to be notified electronically about this project in the future, please provide your email address and you will be added to our 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 (3) working days prior to the meeting, if possible.

