



**NOTICE OF CITY COUNCIL PUBLIC HEARING ON
(1) APPEAL OF PLANNING COMMISSION'S
RECOMMENDATION OF APPROVAL OF PROPOSED
SOUTH VILLAGE SUBDIVISION MAPS, PLANNING
COMMISSION'S APPROVAL OF PARKING
REDUCTION, AND PLANNING COMMISSION'S
GENERAL PLAN CONSISTENCY FINDING; AND
(2) PROPOSED SOUTH VILLAGE SUBDIVISION MAPS**

Meeting Description: Public Hearing on both:

(1) an Appeal of: (a) the Planning Commission's recommendation of approval of Vesting Tentative Tract Map Numbers 83439 and 83463 to subdivide 12.4 acres of land to facilitate development of Village South Development Project Phases 1-3, (b) the Planning Commission's approval of the Parking Reduction Plan for the Village South Development, and (c) the Planning Commission's finding that the vacation of the southern half of Santa Fe Street is consistent with the City of Claremont General Plan; and

(2) Council Review of the Vesting Tentative Tract Map Numbers 83439 and 83463 to subdivide 12.4 acres of land to facilitate development of Village South Development Project Phases 1-3.

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.

Date & Time of Meeting: Tuesday, January 10, 2023 – 6:30 p.m.

You are invited to attend a public hearing before the Claremont City Council to hear: (1) an Appeal by Supporters Alliance for Environmental Responsibility ("SAFER"), represented by Lozeau Drury LLP, of the Planning Commission's November 15, 2022 recommendation, decision, and findings relating to the Village South Development Project Phases 1-3; and (2) proposed Vesting Tentative Tract Map Numbers 83439 and 83463 to subdivide 12.4 acres of land to facilitate development of Village South Development Project Phases 1-3 ("VTTMs"). SAFER's Appeal seeks City Council review of the Planning Commission's recommendation that the City Council approve the proposed subdivision of 12.4 acres of land to facilitate development of Village South Development Project Phases 1-3, the Planning Commission's approval of a Parking Reduction Plan for the Village South Development Project, and the Planning Commission's finding that a proposed street vacation contemplated as part of the Project is consistent with the City of Claremont's General Plan. During the hearing, all interested persons will be allowed an opportunity to speak regarding the Appeal and the proposed VTTMs.

Environmental Determination: In July of 2021, a final environmental impact report (“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 appeal form and related comment letter, tentative subdivision maps, preliminary project plans, and parking study as well as the architecture and landscape plans recently approved by the Architectural Commission 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.

