



# NOTICE OF ARCHITECTURAL COMMISSION REVIEW SOUTH VILLAGE – PHASES 1-3 FINAL REVIEW

**Meeting Description:** Architectural Design Review for all Phases of the South Village Development Including Associated Master Development Permit and Minor Exceptions to Certain Design Standards.

**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 six days prior to the meeting.

**Meeting Date & Time:** Wednesday, December 14, 2022 – 7:00 p.m.

You are invited to attend an upcoming meeting of the Claremont Architectural Commission to review the site plan, architectural design, landscaping, colors, and material for all three phases of the South Village Development Project. The project is located on 12.4 acres of land occupying roughly two thirds of the Village South Specific Plan (VSSP) area. 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 and includes the vacation of Santa Fe Street and construction of a new east-west street (New Santa Fe Street) through the development.
- **Phase 2 (Blocks C & D):** 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, 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 five acres and includes one block extensions of Green Street and Watson Drive and a new north-south street located in the center of the Project. A new traffic signal at the intersection of Green Street and Indian Hill Boulevard will also be constructed.
- **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 private garages. Phase 3 includes 101 flat-style condominium units (“flats”) and 23 two- 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 and includes a new traffic signal at the intersection of Bucknell Avenue and Arrow Highway.

The applicant has submitted plans for the above-described improvements that include site plans, architectural elevations, floor plans, landscape plans, streetscape plans, colors, materials samples, and perspective drawings. This is considered the final review and the plans may be approved during the meeting. In addition to this review, the applicant has applied for approval of two related subdivision maps. These maps have been reviewed by the Planning Commission and require final decision by the City Council, which is expected to occur in January 2023.

**ENVIRONMENTAL REVIEW:**

Per Section 21166 of the California Public Resources Code and Section 15162 of the Guidelines to the California Environmental Quality Act (CEQA), when an EIR has been prepared for a project (as is the case here), an agency cannot require subsequent environmental review unless the agency can make one or more of the findings set forth in that Statute and Guideline (i.e., substantial changes in the project, substantial changes with respect to the circumstances under which the project is undertaken, and/or new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified). City Staff has determined that there is no evidence in the record that supports any of those findings here.

Staff has recommended that the Architectural Commission find that the impacts of the Project including the development facilitated under the Project and related VSSP Master Development Permit have been fully analyzed and appropriate mitigation measures have been required in the EIR prepared for the VSSP. Therefore, no further environmental review is necessary.

**FOR MORE INFORMATION:**

The preliminary project plans will be available for public review by contacting the Planning Division. For more information, please contact Principal Planner, Christopher Veirs at (909) 399-5486 or via email at [cveirs@ci.claremont.ca.us](mailto: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.*