



# **NOTICE OF PLANNING COMMISSION REVIEW 70-UNIT TOWNHOME DEVELOPMENT LOCATED AT 840 SOUTH INDIAN HILL BOULEVARD**

**(SITE IS LOCATED ON AMERICAN AVENUE, EAST OF INDIAN HILL BOULEVARD)**

**Meeting Description:** Review of Tentative Tract Map for a 70-unit townhome development at **840 South Indian Hill Boulevard** – located on the area currently occupied by the tennis club portion of the Motel 6 Property, northeast of the intersection of Indian Hill Boulevard and American Avenue (Files TTM #84564 and #23-A10)

**Meeting Location:** **This meeting will take place in City Council Chamber, 225 West Second Street, Claremont, CA 91711.**

**Meeting Date & Time:** **Tuesday, May 6, 2025 – 7:00 PM**

You are invited to attend an upcoming meeting where the Planning Commission will review a Tentative Tract Map (TTM #84564) for a proposed 70-unit townhome development located at 840 South Indian Hill Boulevard. The site of the proposed project has a net area of 2.67 acres and includes the decommissioned tennis courts and vacant open space area along American Avenue. The Applicant, City Ventures, is proposing the following:

- 70 for-sale townhome condominiums consisting of two-, three-, and optional four-bedroom units with unit sizes ranging from 1,155 square feet (sq. ft.) to 1,639 sq. ft.
- The development is comprised of ten separate buildings mostly with three stories, reaching a maximum height of 34'-7". Units within fifty-seven feet of the western boundary are limited to two stories (twenty-four feet).
- Vehicular access to the site is taken via one driveway on American Avenue.
- 140 covered parking spaces in garages (both tandem and side-by-side) along with eleven uncovered spaces on the property.
- Two common open space areas near the center of the project site with a total area of 9,385 sq. ft. along with private outdoor living areas in the form of patios, decks, and covered porches totaling 13,325 sq. ft.
- The proposed buildings feature a Spanish architectural style with exterior materials consisting of stucco walls and red-tile roofs with fiber-cement/ wood trim and wrought iron details. The designs include low-pitched, hipped roofs, natural earth tone colors, arched openings, and a combination of casement and slider windows.
- The project is subject to the City's Inclusionary Housing Ordinance and is required to provide ten percent of units to be affordable to moderate-income households and five percent of units to be affordable to lower-income households and is eligible for State Density Bonus Law incentives.

The Applicant has submitted a proposed subdivision map for the above-described improvements along with site plans, architectural elevations, floor plans, and conceptual landscape plans that describe the project more fully. The Tentative Map requires advisory review by the Planning Commission and final approval by the City Council. The Architectural and Preservation Commission will also review the architectural design and site plan for the project, most likely during its May 14, 2025 meeting.

In 2024, this property was rezoned from Commercial Freeway (CF) to Medium Density Residential (RM 2,000) zoning as part of the Sixth-Cycle Housing Element Update, which designated the site to be a Housing Element Opportunity Site.

### **ENVIRONMENTAL REVIEW:**

The applicant has submitted written notice pursuant to Assembly Bill 1633 (2023-2024), now codified at Government Code Section 65589.5.1 and submitted substantial evidence that the project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15332 as it is an urban in-fill project on less than five acres of land (Class 32) and none of the exceptions to using this Categorical Exemption listed in CEQA Section 15300.2 apply to this project. This substantial evidence has been peer reviewed by City staff and its consultants, as needed. Staff has concluded that the Class 32 exemption is applicable to this project. The environmental documentation provided by the applicant, with minor revisions requested by City Staff, will be included as an attachment to the Planning Commission Staff Report.

### **FOR MORE INFORMATION:**

The Tentative Tract Map and project plans are 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@claremontca.gov](mailto:cveirs@claremontca.gov)**. 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 three working days prior to the meeting, if possible.*

*PRELIMINARY RENDERING*

