



NOTICE OF PLANNING COMMISSION REVIEW

SECOND STORY RESIDENTIAL ADDITION TO AN EXISTING COMMERCIAL BUILDING IN THE CLAREMONT VILLAGE LOCATED AT 212 NORTH YALE AVENUE (#24-C05)

Project Description: Conditional Use Permit for a second story residential addition to an existing commercial building in the Claremont Village.

Meeting Location: This meeting will take place in the City Council Chamber, 225 West Second Street, at the date and time listed below. The Agenda will be posted on the City Website five days prior to the meeting.

Date & Time: Tuesday, December 17, 2024 – 7:00 PM

You are invited to attend an upcoming Planning Commission hearing to review a proposed request for a Conditional Use Permit (CUP) for a second story residential addition to an existing 2,195-square-foot commercial building located at 212 North Yale Avenue in the Claremont Village. New residential development may be permitted in the CV Claremont Village District with approval of a conditional use permit, provided the residential development is one component of a larger mixed-use development. Such mixed-use development shall include commercial uses on the ground floor.

More specifically, the proposal requests a 1,586-square-foot second-story addition with proposed tenant improvement changes and a façade remodel of the existing first story. The design of the proposed building addition and tenant improvements will be reviewed at later date by the Architectural & Preservation Commission at one of their regularly scheduled meetings.

ENVIRONMENTAL DETERMINATION: This proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) for existing facilities, in that the project entails the addition of less than 2,500 square feet to an existing building. Though not explicitly listed on the Claremont Register of Structures of Historic or Architectural Merit, the building is identified as a contributing building in the Village Design Plan and therefore the proposed addition has been designed to be closely consistent with the original structure's architecture, which has been significantly altered over the years, and as such, will not cause a substantial adverse change in the buildings significance in the context of the Village. Therefore, no further environmental review is necessary.

FOR MORE INFORMATION: The plans for this proposal are on file with the Community Development Department and can be emailed to interested parties to review. For more information on the proposal, please contact Assistant Planner, Jordan Goose at (909) 399-5321 or via email at jgoose@claremontca.gov. Written comments may be emailed or mailed to Jordan Goose 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.

Finally, in compliance with the Americans with Disabilities Act of 1990 (ADA), any person with a disability who requires modification or accommodation 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.