



NOTICE OF CITY COUNCIL REVIEW PROPOSED AMENDMENT TO THE SOUTHWEST SAN JOSE SPECIFIC PLAN

Project Description: Amendment to Southwest San Jose Specific Plan to reduce setback for proposed hotel located at 721 South Indian Hill Boulevard

Meeting Location: This meeting will take place in City Council Chamber, 225 West Second Street, Claremont, CA 91711 and via Zoom. 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: Tuesday, February 14, 2023 – 6:30 p.m.

The Claremont City Council will consider a proposed amendment to the Southwest San Jose Specific Plan (SP12) (#16-SP02 AMD1). If approved by the City Council, the proposed Specific Plan Amendment will reduce the front setback requirement from 60' to an average of 15' in Planning Area 1 of the Specific Plan. The change is intended to accommodate the development of a new 120-room Residence Inn by Marriott to replace the existing 56-room motel located at 721 South Indian Hill Boulevard (formerly Knights Inn).

The City Council will hold a public hearing to consider the proposed Specific Plan Amendment. All persons either favoring or opposing the proposed Ordinance are invited to present their views at this hearing. It is requested that any written response and all supporting documents be submitted to the City Hall office or via email to cpower@interwestgrp.com by 3:00 p.m. on February 14, 2023. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk's Office by the end of the public hearing. Instructions on how to provide verbal public comment will be detailed on the Agenda, which will be posted on the City Website five days prior to the meeting. The City Council is the decision-making body for the proposed Specific Plan Amendment.

NOTICE IS FURTHER GIVEN that the proposed Specific Plan Amendment, a reduction in the front setback for one of three planning areas in the Specific Plan with no change in the anticipated buildout of the project, is within the scope of the previously-approved Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Southwest San Jose Specific Plan (SP12). Under Section 21166 of the California Public Resources Code and Section 15162 of the Guidelines to the California Environmental Quality Act (CEQA), there is no basis for subsequent or supplemental environmental review. In addition, the proposed Specific Plan Amendment is categorically exempt from the provisions of CEQA pursuant to Section 15305(a) of the CEQA Guidelines (Minor Land Use Limitations), which exempts setback variances that do not result in the creation of a new parcel from environmental review.

FOR MORE INFORMATION: Copies of the proposed Specific Plan Amendment are available at Claremont City Hall, Planning Division, and 207 Harvard Avenue. Persons are invited to comment on the proposed Code Amendment by contacting Contract Planner, Chantal Power, AICP via email at cpower@interwestgrp.com, or via telephone at (909) 754-1653, or by sending written comments to P.O. Box 880, Claremont, CA 91711-0880.

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 (3) working days prior to the meeting, if possible.