



NOTICE OF PLANNING COMMISSION REVIEW

NEW THREE-STORY MIXED-USE RESIDENTIAL BUILDING IN THE CLAREMONT VILLAGE LOCATED AT 115 HARVARD PLACE (#24-C06)

Project Description: Conditional Use Permit for a proposed new three-story mixed-use residential 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, September 2, 2025 – 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 the development of a new three-story mixed-use residential building located at 115 Harvard Place 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 is for a 2,715-square-foot three-story building with a commercial tenant space on the first floor and four residential units throughout the first through third stories. The design of the proposed building will be reviewed by the Architectural and Preservation Commission at their upcoming meeting on September 10, 2025.

ENVIRONMENTAL DETERMINATION: The project under review is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32) for in-fill development projects.

The project is consistent with the General Plan and applicable zoning regulations, occurs on a site of no more than five acres surrounded by urban uses, and the site has no value as habitat as it is already developed. The project would not result in significant effects relating to traffic, noise, air quality, or water quality as projects of this type and size are categorically exempt as described below. The property is located within a fully urbanized area and is served by existing infrastructure and public services including water, sewer, electricity, fire protection, police, and solid waste.

In addition, the structure is exempt under 15303 (b) as it is a multi-family residential structure totaling no more than four dwelling units in an urbanized area, and under 15303 (c) for an office professional use not exceeding 2,500 square feet in floor area.

Lastly, Exception 15.300.2 (f) does not apply as the proposed building has been designed and sited in a manner that does not result in a substantial adverse change to an on-site historic resource. Specifically, the new three-story structure will be located at the rear of the property, behind the existing historic building, thereby preserving the historic structure's visibility, prominence, and relationship to the street. The proposed development will not alter the character-defining features, materials, or design integrity of the historic resource.

Therefore, no further environmental review is required under CEQA.

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.