

RESOLUTION NO. 2024-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 84585 TO SUBDIVIDE ONE EXISTING PARCEL (APN: 8307-003-066) INTO TWO PARCELS LOCATED AT 735 EAST FOOTHILL BOULEVARD. APPLICANT – ANDREASEN ENGINEERING, INC. FOR CLARE PROPERTIES LLC

WHEREAS, Clare Properties LLC, the applicant, wishes to subdivide an existing parcel into two parcels, and

WHEREAS, a tentative parcel map is required for a subdivision creating four or fewer parcels; and

WHEREAS, on August 14, 2024, the applicant submitted an application requesting approval of Tentative Parcel Map #84585 to subdivide the existing parcel; and

WHEREAS, the subject request is consistent with the property's General Plan designation of Commercial and zoning designation of Commercial Highway, and all applicable standards of the City's General Plan and Municipal Code; and

WHEREAS, The request to subdivide and reorganize the existing parcels is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15) for minor land divisions, in that the project entails the division of land into four or fewer parcels, and is in conformance with the general plan and zoning, requiring no variance or exceptions, all services and access to the proposed parcels to local standards are available, and the parcels were not involved in a division of a larger parcel within the previous two years. Therefore, no further environmental review is required.

WHEREAS, on October 15, 2024, the Planning Commission held a duly noticed public hearing, at which time all persons wishing to testify in connection with the said proposal were heard and said proposal was fully studied.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Claremont Planning Commission makes the following findings for approval of TPM 84585, in accordance with Title 17, Chapter 17.050, Section 17.050.070 of the Claremont Municipal Code:

- A. *The proposed map or the design or improvement of the subdivision is consistent with the General Plan or any applicable specific plan, and with other applicable provisions of this Code.*

The proposed parcel map is consistent with the General Plan, and with the applicable provisions of the Claremont Municipal Code, as the property is located in the Commercial General Plan Land Use designation and the

Commercial Highway zoning district which do not prohibit nor discourage the subdivision of parcels. Furthermore, the project is consistent with the Foothill East Redevelopment Strategy, adopted in 1991, that recommends landowners and developers plan for a unified construction in a potential redevelopment of the site. Although the Strategy discourages subdivisions of parcels in general, TPM 84585 may facilitate future development by separating the established garden center business and the remaining undeveloped land. Lastly, the proposed parcel map is consistent with the 2024-2026 City Council Priorities and Objectives that calls for deliberate planning for the development of the Foothill Boulevard and Monte Vista Avenue area for the purpose of expanding opportunities for new businesses through future developments.

B. The site is physically suitable for the type and density of development.

The site is physically suitable for the request to subdivide the existing parcel into two parcels. No new development is proposed in connection to the request for Tentative Parcel Map #84585. The formation of new parcels will not result in new development or any physical impact on the environment or surrounding area beyond.

C. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if a tentative map was prepared for the project and a finding was made that specific economic, social, or other consideration make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

The design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, as the proposal does not include any developments and will not result in any physical changes to the project site. Parcel 1 will remain as an existing garden center business and Parcel 2 is currently unimproved and any future improvement plans will be subject to the development standards of the Municipal Code.

D. That the design of the subdivision or the type of improvements is not likely to cause serious public health or safety problems.

The proposed parcel map is not likely to cause serious public health or safety problems as the subdivision will not include any new developments or physical changes to the project site. Any future proposals for improvements or developments will be subject to review to ensure that public health and safety is preserved.

E. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The project meets all applicable City standards and will not involve any new developments or physical changes to the site. Any future improvement plans will be subject to all applicable CMC requirements. The proposed map will retain the following existing easements:

- i. An avigation easement in favor of the City of Claremont, recorded June 19, 1997 as Instrument No. 97-917067, of official records.
- ii. An easement for sidewalk and landscaping purposes, in favor of the City of Claremont, as shown on Parcel Map No. 23719, recorded in Parcel Map book 277, pages 28 & 29.
- iii. 150 foot wide non-buildable strip of land per note, as shown on Parcel Map No. 23719, recorded in Parcel Map book 277, pages 28 & 29.
- iv. A variable width nonexclusive easement for ingress and egress, in common with others, reserved for the use and benefit of parcels 1 & 2 as shown on Parcel Map No. 23179, recorded in Parcel Map book 277, pages 28 & 29 and recorded July 7, 1992 as Instrument No. 97-1006306 of official records.

The proposed map includes a new ingress egress easement for the use and benefit of parcel 1 as shown on Tentative Parcel Map 84585. This easement, proposed for the purpose of access and use, will not conflict with existing easements.

F. That solar access and passive heating and cooling design requirements have been satisfied in accordance with Chapter 17.013.

No physical changes or developments are being proposed as part of this project. Any future developments will be required to be in accordance with Chapter 17.013 for all solar access and passive heating and cooling design requirements.

- G. *That the subdivision balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

The proposed parcel map entails the subdivision of an existing parcel into two parcels without any planned developments or physical changes to the parcel. The owner intends on selling Parcel 2 to another owner. Any future developments will be evaluated to be in compliance with the requirements of both the General Plan and the Claremont Municipal Code to ensure a balance between housing needs of the region and the public service needs of the City's residents.

- H. *That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements of the Los Angeles Regional Water Quality Control Board.*

The existing business located on Parcel 1 is already connected to the existing sewer system. The subdivision will not result in physical changes to the property and will therefore not result in a violation of existing requirements of the Los Angeles Regional Water Control Board. Any future development of Parcel 2 will be required to meet these requirements.

SECTION 2. As the required findings for approval have been made in accordance with Title 17, Chapter 50, Section 17.050.070 of the Claremont Municipal Code, the Claremont Planning Commission hereby approves Tentative Parcel Map 84585 subject to the following conditions:

- A. Tentative Parcel Map 84585 shall expire three (3) years from the date of this Planning Commission resolution unless extended under Government Code Section 66452.6. The final Parcel Map shall be filed with the City Engineer and shall comply with the Subdivision Map Act of the State of California and all applicable ordinances, requirements, and resolutions of the City of Claremont.
- B. At least sixty (60) days before filing the original signed final map pursuant to Government Code §66452.2, the following documents shall be submitted to the City and the following conditions shall be met to the satisfaction of the City Engineer:
- i. Submit a final map for review and approval of the City Engineer and Acting Land Surveyor along with the applicable review fees. The final map shall be in conformance with the approved tentative map. A final map shall comply with the State of California's Subdivision Map Act, and all applicable City Ordinances and Resolutions.
 - ii. Include one original, signed map offers for dedication of all necessary easements when required for roadway purposes, public

sidewalks, drainage facilities, sanitary sewer, landscaping, utilities, ingress and egress, etc. The map shall show additional dedications for street right-of-way, and any existing and new easements, landscape, pedestrian access, sewer lines, storm drain lines or overland flow as applicable.

- iii. Submit and comply with the requirements outlined in the Planning Commission Resolution approving the Tentative Parcel Map.
- iv. Title report and backup documents. Said backup documents shall include, but are not limited to, all previous deeds, easements, maps and records of survey associated with the final map.
- v. Closure calculations for the final map.
- vi. Letters of non-interference from any utility company that may have rights of easement within the property boundaries, as well as a description of the types and locations of all underground utilities.
- vii. "Will-serve" letters from utilities including gas, water, electric, cable, TV, and telephone. Further, the developer shall contact the individual utility companies to coordinate the installation of said utilities.
- viii. Final Map tax clearance from the Los Angeles County Land Development Office pursuant to Government Code Section §66492.
- ix. Annex or verification that the property has been annexed into the Los Angeles County Sanitation District Number 21, if applicable.
- x. Obtain approval and satisfy the requirements from the Los Angeles County Fire Department (LACFD) for the proposed map demonstrating compliance with LACFD requirements, if applicable.
- xi. Hire a licensed surveyor to identify and field mark with monuments set at the corner locations of parcels created with the subdivision and the map boundary.
- xii. Applicant must hire a licensed land surveyor to identify and field mark surveying monuments located on the property. The licensed land surveyor shall prepare a certification letter addressing monument preservation within the boundaries of the Project. All work related to these monuments to be in accordance with the California Business and Professions Code Section 8771 (b) & (c). The monument preservation certification addressing boundaries of the Project shall be provided to the Engineering Division prior to issuing any permits to start the work.

- xiii. If the applicant's land surveyor cannot prepare this certification, the City's Acting Land Surveyor will conduct his own work/investigation (at the applicant's expense) to certify monument preservation within the boundaries of the Project. The Project schedule could be impacted should applicant chose to go with this option.
- xiv. Payment of development fees and approval of the Subdivision Improvement Agreement for the completion of public improvements shall be deferred until the development of the parcel being subdivided is identified.
- xv. All applicable development conditions of approval and city and state requirements for the completion of public and on site improvements shall be deferred until the development of the parcel being subdivided is identified.

SECTION 3. The Chair shall sign this Resolution and the Commission Secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 15th day of October, 2024.



Planning Commission Chair

ATTEST:



Planning Commission Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CLAREMONT)

I, Pearl Juarez, Administrative Assistant of the City of Claremont, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 2024-10 was adopted by the Planning Commission of said City of Claremont at a regular meeting of said Commission held on October 15, 2024, by the following vote:

AYES:	Commissioners:	Alvarez, Davis, Emerson, Rahmim, Rosenbluth, Williamson, and Wong
NOES:	Commissioners:	None
ABSTENSIONS:	Commissioners:	None
ABSENT:	Commissioner:	None



Administrative Assistant
City of Claremont