



Claremont Planning Commission

Agenda Report

File #: 5315

Item No: 4.

TO: PLANNING COMMISSION

FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: OCTOBER 15, 2024

SUBJECT:

TENTATIVE PARCEL MAP 84585, REQUEST TO SUBDIVIDE A PARCEL (APN: 8307-003-066) TO CREATE TWO PARCELS LOCATED AT 735 EAST FOOTHILL BOULEVARD. APPLICANT - ANDREASEN ENGINEERING, INC. FOR CLARE PROPERTIES, LLC.

SUMMARY

The applicant, Andreasen Engineering, Inc., is requesting approval of Tentative Parcel Map 84585 (TPM 84585) to subdivide an existing parcel (APN: 8307-003-066) to create two parcels; one new parcel for the existing Armstrong Garden Center business and one new parcel for the remaining vacant land. The subject parcel is approximately 7.9 acres and will be subdivided to have the existing Armstrong Garden Center on a 1.2 acre parcel (Parcel 1) and the remaining vacant land to the east on a 6.7 acre parcel (Parcel 2). The subject parcel currently has a General Plan designation of Commercial and an underlying zoning designation of Commercial Highway (CH). Pursuant to Municipal Code Section 17.010.010, a tentative parcel map is required for a subdivision creating four or fewer parcels.

Staff recommends that the Planning Commission find that the proposed map is appropriate and consistent with the General Plan and zoning land use designations and subdivision standards, and therefore approve TPM 84585, subject to conditions included in the draft resolution in Attachment A.

RECOMMENDATION

Staff recommends the Planning Commission:

- A. Adopt 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; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

ALTERNATIVES TO RECOMMENDATION

In addition to the recommendation, there are the following alternatives:

- A. Continue the item for additional discussion and/or information.
- B. Determine that the findings set forth in Section 17.050.070 of the Claremont Municipal Code cannot be met for approval of Tentative Parcel Map 84585 and continue the item to the commission's next meeting for adoption of a denial resolution.

FINANCIAL REVIEW

All costs associated with the proposed map will be borne by the applicant.

ANALYSIS

Background

The intent of the map is to subdivide an existing parcel to separate the existing Armstrong Garden Center business from the vacant area to the east for the purpose of selling the resulting parcel.

Proposed Tentative Parcel Map 84585

The proposed tentative parcel map will create two unified parcels, one that contains an existing commercial business (Parcel 1), and an undeveloped parcel (Parcel 2). The legal description defines the aforementioned parcels as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 27023-1, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 317, PAGES 98 AND 99, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8307-003-066

The proposed map also includes easements identified as follows:

- A) An avigation easement in favor of the City of Claremont, recorded June 19, 1997, as instrument no. 97-917067, of official records.
- B) 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.
- C) 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.
- D) 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. 23719, recorded in parcel map book 277, pages 28 & 29 and recorded July 7, 1992, as instrument

Basis for Recommendation

The approval of a Tentative Parcel Map requires that the Planning Commission make certain findings set forth in Section 17.050.070 of the Claremont Municipal Code. Staff believes that the approval of the Tentative Parcel Map will bring the arrangement of parcels into compliance with the California Building Code and that all of the necessary findings can be made for approval of the proposed map, as identified in the draft resolution (Attachment A).

CEQA REVIEW

The request to subdivide the existing parcel 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 two 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.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the Nhi Atienza at natienza@ci.claremont.ca.us.

On Thursday, October 3, 2024, the property was posted, and written notices were mailed to property owners within 300 feet of the boundary of the subject property. Notice of this public hearing was also published in the Claremont Courier on October 4, 2024. A copy of this staff report has been mailed to the applicant and any other interested parties.

Submitted by:

Brad Johnson
Community Development Director

Prepared by:

Daniel Kim
Assistant Planner

Attachments:

- A - Draft Planning Commission Resolution
- B - TPM 84585
- C - Legal Description
- D - Applicant's Justification Letter

RESOLUTION NO. 2024-

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.

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 dedicating all necessary easements when required for roadway purposes, public sidewalks, drainage facilities, sanitary sewer, landscaping, utilities, portable water, 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 the applicant choose 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.

County of Los Angeles Fire Department Fire Prevention Division
Conditions of Approval:

- A. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
- B. All required fire hydrants shall be installed, tested, and accepted or bonded prior to Final Map approval. Vehicular access must be provided and maintained serviceable throughout construction.
- C. The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants, and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- D. The Final Map shall be submitted for review and approval prior to recordation.

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.

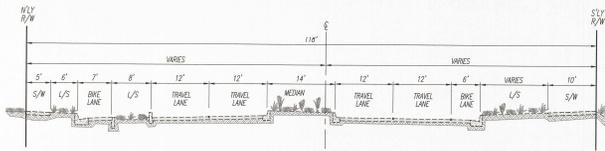
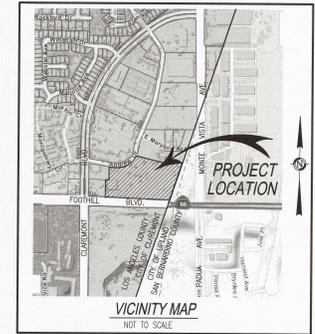
Planning Commission Chair

ATTEST:

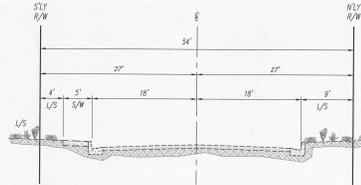
Planning Commission Secretary

TENTATIVE PARCEL MAP NO. 84585

IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A PROPOSED SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 27023-1 AS SHOWN ON MAP FILED IN BOOK 317, PAGES 88 AND 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ANDREASEN ENGINEERING, INC. JULY 2024



FOOTHILL BOULEVARD
TYPICAL STREET SECTION
NOT TO SCALE



ANDREW DRIVE
TYPICAL STREET SECTION
NOT TO SCALE

DEVELOPER & OWNER

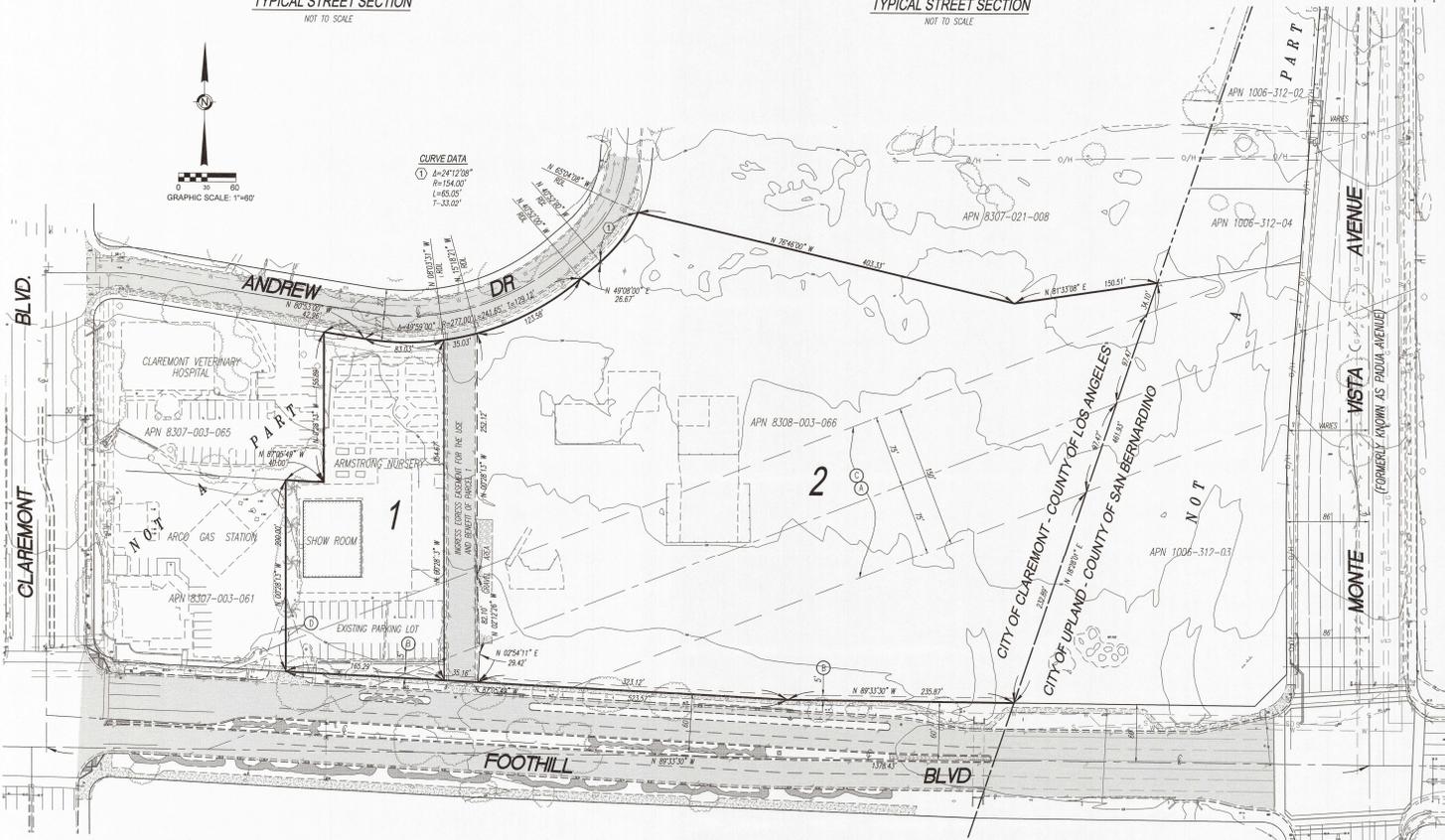
CLARE PROPERTIES, LLC
10940 WALSHIRE BOULEVARD, SUITE 1960
LOS ANGELES, CA 90024
ATTN: BEN SWENSON
DIRECTOR OF REAL ESTATE AND DEVELOPMENT
(310) 860-5459

ENGINEER

ANDREASEN ENGINEERING, INC.
185 N. ENCLAD AVE. SUITE 101
UPLAND, CA 91786
CONTACT: STEPHEN VENTURA
(909) 823-1595 EXT. 132



CURVE DATA
① Δ=247.208'
R=154.000'
L=65.055'
T=33.02'



EASEMENTS

- ① AN AVIGATION EASEMENT IN FAVOR OF THE CITY OF CLAREMONT, RECORDED JUNE 19, 1997 AS INSTRUMENT NO. 97-917067, OF OFFICIAL RECORDS.
- ② AN EASEMENT FOR SIDEWALK AND LANDSCAPING PURPOSES, IN FAVOR OF THE CITY OF CLAREMONT, AS SHOWN ON PARCEL MAP NO. 23179, RECORDED IN PARCEL MAP BOOK 277, PAGES 28 & 29.
- ③ 150 FOOT WIDE NON-BUILDABLE STRIP OF LAND PER NOTE, AS SHOWN ON PARCEL MAP NO. 23179, RECORDED IN PARCEL MAP BOOK 277, PAGES 28 & 29.
- ④ 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.

GENERAL NOTES

- ASSESSOR PARCEL NUMBER 8308-003-066
- GROSS ACREAGE 7.913 ACRES
- EXISTING LAND USE ARMSTRONG NURSERY & VACANT (FORMERLY HIGHWAY DISTRICT)
- EXISTING ZONING CM (COMMERCIAL HIGHWAY DISTRICT)
- TOPOGRAPHY IS FROM GROUND SURVEY PERFORMED ON MAY 4, 2018, AND AERIAL MAPPING PERFORMED MAY 16, 2018
- PURPOSE OF MAP IS TO DIVIDE THE SUBJECT PROPERTY INTO TWO (2) INDIVIDUAL LOTS
- PROPOSED LOT 1 (ARMSTRONG NURSERY) 1.193 ACRES
- PROPOSED LOT 2 (VACANT PROPERTY) 6.720 ACRES

ABBREVIATIONS AND LEGEND

L/S	LANDSCAPE
S/W	SIDEWALK
℄	CENTER LINE
---	CITY / COUNTY LINE
---	PROPERTY BOUNDARY LINE
---	EXISTING EDGE OF ASPHALT PAVEMENT
---	EXISTING 5-FT CONTOUR
---	EXISTING ASPHALT CONCRETE PAVEMENT
---	EXISTING PORTLAND CEMENT CONCRETE

UTILITY COMPANIES SERVING SITE

WATER COMPANY GOLDEN STATE WATER COMPANY 401 S. SAN DOMINGO CANYON RD. SAN DIMAS, CALIFORNIA 91773	TELEPHONE COMPANY PAC BELL 1 RIVER GAVES SAN JOSE, CA (800) 750-2355
ELECTRIC COMPANY SOUTHERN CALIFORNIA Edison COMPANY 7951 REDWOOD AVENUE FONTANA, CA 92336 (909) 357-6223	SEWER CITY OF CLAREMONT 207 HARVARD CLAREMONT, CA (909) 399-5479
GAS COMPANY THE GAS COMPANY 13325 12th STREET CHINO, CA 91710 (909) 613-1526	

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF [PARCEL MAP NO. 27023-1](#), IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN [BOOK 317, PAGES 98](#) AND 99, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

[APN: 8307-003-066](#)

CLARE PROPERTIES, LLC

10940 Wilshire Blvd., Suite 1960 · Los Angeles, California 90024 · 310.860.5400 · Fax 310.276.8277

Justification Statement

The property is approximately 7.92 acres of mostly vacant land west of the northwest corner of Monte Vista Avenue and Foothill Boulevard. The property has been owned by Clare Properties, LLC or its affiliates since 1984. In 1998 a lease was signed with Armstrong Garden Center and they still occupy approximately 1.1 acres of the property. The purpose of the subdivision is to separate the Armstrong Garden Center from the vacant land for estate planning purposes. The principal owner of the property is in her mid-90's and there currently is not a viable option to sell or finance the Armstrong portion of the property without a subdivision. There are no improvements or development being proposed with the subdivision. A cross access easement will be included on the Parcel Map for the benefit of the Armstrong Parcel.