



# Claremont Architectural Commission

## Agenda Report

**File #:** 5021

**Item No:** 2.

**TO:** CLAREMONT ARCHITECTURAL COMMISSION

**FROM:** BRAD JOHNSON, DIRECTOR OF COMMUNITY DEVELOPMENT

**DATE:** FEBRUARY 14, 2024

**SUBJECT:**

**ARCHITECTURAL AND SITE PLAN REVIEW #21-A01, PROPOSED DEMOLITION OF THE OLDENBURG CENTER LOCATED NEAR THE CENTER OF THE POMONA COLLEGE CAMPUS AND REPLACEMENT WITH A NEW LANGUAGE IMMERSION RESIDENCE HALL AND CENTER FOR GLOBAL ENGAGEMENT - APPLICANT: POMONA COLLEGE**

**SUMMARY**

The applicant, Pomona College has requested approval of the site plan, architectural design, and landscaping for the proposed demolition of The Oldenburg Center for Modern Language and International Relations (Oldenburg Center) and replacement with an improved facility. The current facility serves as Pomona College's focal point for language and international studies and houses a Language Immersion Residence Hall (LIRH), dining facility (The Forum), and Center for Global Engagement (CGE). The new facility will update and expand those services. The site for the project is located 120 feet south of Bridges Auditorium, with the replacement facility occupying approximately the same footprint as the existing building. The project replaces the 78,600 square foot existing facility with a new facility having up to 111,817 square feet of floor area; a net increase of 32,400 square feet of useable campus development.

The project is already entitled through the previously-approved Pomona College 2015 Campus Master Plan (Master Plan). Commissioner considerations should focus on design-related elements of the project as opposed to whether or not the project should be approved. The current request is for approval of the site plan, design, building massing, building height, tree disposition plan, landscape plan, materials, colors, and the relationship of the design to surrounding campus development.

The new facility consists of two separate buildings and a series of courtyards and gardens. It is designed to harmonize with Pomona College campus buildings including Sumner Hall, Bridges Auditorium, and Mudd-Blaisdell Residence Hall. The new design also improves on campus circulation by extending campus pedestrian pathways (enfilades) that are currently obstructed by Oldenburg Center.

A draft approval resolution is included as Attachment A. Materials submitted for this review include site plans, floor plans, elevations, landscape plans, a tree disposition plan, and a full-color presentation packet describing the project. The packet illustrates how the project fits within the campus context and includes aerial photos and artist's renderings of all sides of the project. Copies of the submitted materials are attached (Attachment B) and the applicant, project architect, and landscape architect will be available during the Architectural Commission meeting to answer questions about the project.

## **RECOMMENDATION**

Staff recommends the Architectural Commission:

- A. Adopt A RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, CONDITIONALLY APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #21-A01, DEMOLITION OF THE EXSITING OLDENBORG CENTER AND REPLACEMENT WITH A NEW 111,817 SQUARE FOOT FACILITY TO HOUSE THE GLOBAL CENTER AND LANGUAGE IMMERSIVE RESIDENCE HALL LOCATED AT THE NORTHEAST CORNER OF EAST BONITA AVENUE AND COLLEGE WAY ON THE POMONA COLLEGE CAMPUS - APPLICANT: POMONA COLLEGE; and
- B. Find this item is exempt from environmental further review under the California Environmental Quality Act (CEQA).

## **ALTERNATIVES TO RECOMMENDATION**

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

- A. Continue the item for additional information or redesign of the proposal.
- B. Approve the project with additional or revised conditions of approval.
- C. Express the intent to deny the request, specifically identifying the design review criteria that cannot be met and continue the matter to the February 28, 2024 meeting for adoption of a denial resolution.

## **FINANCIAL REVIEW**

Pomona College is responsible for all costs associated with the City's review of this project. The costs of City staff, City Attorney, and consultant time spent on this project are charged against a deposit paid by Pomona College.

## **ANALYSIS**

### **Background**

The Oldenburg Center for Modern Languages and International Relations (Oldenburg Center) is intended to provide students with a "living experience of international education". The program serves approximately 160 students who choose to live in groups focused on one of six cultures and languages: Chinese, French, German, Japanese, Russian, and Spanish. In addition, students, staff and faculty from across the Claremont Colleges can attend daily foreign language lunch tables and the Oldenburg Luncheon Colloquium, both of which take place in the Center's dining hall, which has been referred to as the Forum in the past. Students can also enroll in conversation courses taught by the language residents in these six languages. Basic instruction in Persian and Swahili are also

offered. Study breaks and cultural activities hosted by language residents provide additional informal opportunities for students to engage with foreign languages and cultures.

The Oldenborg Center facility was originally constructed in 1966. While it has served its purpose since that time, it has also been widely regarded as having negative impacts to the aesthetic, spatial, and circulation contexts of the broader campus. The Pomona College 2015 Master Plan (Attachment C) notes that “Oldenborg damaged the planning structure” laid out in the acclaimed architect Myron Hunt’s 1913 Campus Plan “with a deliberate, jarring termination to the east-west pedestrian way that began at Richardson Garden” (p.19). Subsequently, the Master Plan includes renovation or reconstruction of the building in a manner that restores this important campus feature and to add a new public plaza, entry courtyard and gardens (p. 46).

The existing Oldenborg Center building has a modern, somewhat brutalist design aesthetic. The exterior is characterized by sparsely placed, narrow, vertical slot windows and recessed, de-emphasized entries that make it difficult to identify where to enter the building. The low, sprawling floorplan and massing generally conflict with the more vertical, classical designs of the surrounding campus, especially those that front to Marston Quadrangle. These buildings include Sumner Hall, Bridges Hall of Music (Little Bridges), Bridges Auditorium (Big Bridges). These and many other buildings on the campus, are more ornate and include classical proportions, compact footprints, punched windows, columns, pilasters, grand entries, and a high level of ornamentation designed to convey a sense of history and permanence. Their exterior materials generally, consist of poured-in-place concrete, rough stucco, wood, plaster, pre-cast concrete and clay roof tiles.

#### *Pomona College 2015 Campus Master Plan*

The Master Plan identifies the College’s intent to “reconstruct and renovate Oldenborg International Center” (p. 6) to better support its on-going language and international programs. It also notes that these upgrades should promote consolidation, identity and accessibility of Center programs. The reconstruction of Oldenborg Center is listed as one of fourteen “Facilities Projects” included in the Master Plan.

The project description listed on page 45 of the Master Plan indicates that the gross floor area of Oldenborg Center will be expanded from 78,600 square feet to 106,000 square feet and that the project would include two to three stories and a basement. The proposed floor area of 111,817 square feet is 5.5% higher than the floor area contained in the Master Plan; however, the floor areas listed in the Master Plan are estimates made before project design was initiated. Some variation was anticipated and each project constructed to date has varied slightly from the master plan; some higher and some lower. With nine of the fourteen facilities projects remaining to be constructed, these differences can be made up on later projects. The College will not be allowed to construct projects that have an aggregate floor area that exceeds the cumulative floor area entitled in the Master Plan without first making revisions to the Master Plan and completing any necessary additional environmental review.

Page 46 of the Master Plan also notes that the project is intended to include additional landscape and open space improvements including:

- a new public plaza and entry courtyard near the northwest corner of the building;
- additional courtyard gardens; and
- extension of the east-west pedestrian walkway (enfilade) from Sumner Hall to Studio Art Hall.

To help mitigate the new development on the campus, the Master Plan calls for improvements to pedestrian crossings along Sixth Street and College Avenue. These improvements, which include Americans with Disabilities Act (ADA) ramps, ladder-style crosswalk striping, pedestrian crossing signs, and pedestrian lighting, are to be completed in conjunction with new projects or as warranted by traffic or pedestrian counts in cooperation with the City Engineer. The Oldenborg Center project is located closest to the intersections of Sixth Street and College Way and College Avenue and Bonita Avenue. Pedestrian crossing improvements have already been completed by Pomona College at Bonita Avenue and College Way; however, only half of the improvements have been completed at Sixth Street and College Way. Consequently, a condition of approval has been included in the draft approval resolution for Pomona College to improve the remaining portions of the Intersection of College Way and Sixth Street.

Finally, the Master Plan also incorporates, by reference, the Pomona College Campus Planning and Landscape Design Guidelines, a 2011 document that provides extensive direction regarding the design character encouraged for the campus. This document lays out detailed guidelines for campus architecture, open spaces, and landscaping, including recommended plant palettes for the various landscape zones (formal, informal, and natural). These guidelines are included as Attachment D.

In addition to the requirements described above, the Oldenborg Center project furthers the broader vision and planning principles of the Master Plan including improving the physical attributes of the campus, staying current with national trends, and improving the student experience. The proposed improvements will improve the language program, improve public engagement, and provide better visual and pedestrian connections between the site and broader campus. Notable additions include a large public plaza in a courtyard adjacent to the dining/conference area that provides an indoor/outdoor component that does not currently exist at the site, a stronger visual connection between the public space and the surrounding campus, and extension of Marston Quadrangle landscape treatments to the north and west sides of the building.

### Development Standards

The development standards of the Institutional Educational (IE) zone apply to the project location as follows in **bold** with proposed standards listed in *(italics)*:

- Minimum set back from streets: **Twenty-five feet** from curb face - *(min. thirty feet provided)*
- Maximum Building Height: **One-hundred feet** based on 1,250-foot distance to nearest boundary of a district that fronts to a residential zone - *(forty-four feet proposed)*
- Maximum lot coverage: **60%** for entire campus - *(less than 25% proposed including all Master Plan projects. This project does not significantly increase lot coverage for the campus)*
- Maximum floor area ratio (FAR): **1:1** for entire campus *(0.285:1 proposed under Master Plan - 1,535,000 square feet existing bldgs. + 205,400 square feet proposed over 140-acre campus (6,098,400 square feet))*

### Parking

The project plans indicate no net change in parking as a result of the project. Parking for the project was analyzed and addressed in the Master Plan and related Environmental Impact Report (EIR). In approving the Master Plan, both the Planning Commission and City Council concluded that no on-site parking was required. In the Master Plan and EIR, parking requirements for the College were analyzed on a campus-wide basis in large part because the campus tends to be a “park once” environment, where students and visitors park once and then visit multiple destinations. The College

has centralized parking on campus in order to reduce vehicle trips, traffic congestion, and pedestrian-vehicle conflicts.

Parking for the new LIRH-CGE will remain largely unchanged from current conditions as the program is expected to have minimal changes in the number of students, faculty, and staff associated with the programs. Parking is available to staff, students, and visitors in the College's main parking structure, which is located approximately 350 feet (one block) to the southeast of the site. Guest parking may also be available in a small lot located directly across College Way adjacent to the Sumner Hall. Pomona College currently provides significantly more parking within its campus than is required by City code (last count indicated 286 daytime surplus spaces and 685 night-time surplus spaces), and significantly more than required to meet the current demand for parking within the campus. Currently there are approximately 400 unused spaces in the College's main parking structure.

#### Preliminary Review - Commissioner Comments

On June 9, 2021, the Architectural Commission conducted a preliminary review of the project. During that review, the following direction was provided to the applicant:

- 1. Enhancement of Primary Entry to Center for Global Engagement:** Commissioners shared a staff concern that the entry to the Global Center was not pronounced enough to serve its purpose or the fit the larger scale context of Marston Quad. This corner of the project hosts events that regularly include visitors from outside the Pomona College campus and the entry to the building needs to be more prominent and visible to approaching guests.
- 2. Refinement of Arches on the West Elevation:** Some of the Commissioners expressed a desire for the architect to study the purpose, form, and detailing of the arches on the west elevation of the building. Comments included concern that they were missing something and were too plain to blend with the surrounding buildings.
- 3. Gardens Need More Clarity:** Commissioner Perry expressed concerns about the consistency of the plant palette and lack of organization of the plantings. Chair Schoeman thought the courtyards lacked a sense of "intimacy and romance".
- 4. Revise North Elevation:** Commissioners expressed concern that the north elevation was too plain for its location. Chair Schoeman suggested adding more windows to address concerns about the design of this façade.

A copy of the minutes from the June 9, 2021 Architectural Commission meeting is included as Attachment E.

#### Preliminary Review - Additional Staff Concerns

In reviewing the preliminary plans, staff identified the following additional concerns in the staff report that were not addressed by the Commission during the June 9, 2021 Architectural Commission preliminary review:

1. Additional pedestrian crossing improvements may be required on Sixth Street to improve accessibility and pedestrian safety.
2. Future submittals will need to include more information regarding proposed materials and colors proposed for the project.
3. Future submittals will need to include a detailed grading, irrigation, and photometric plans.

**Project Description**

Pomona College is seeking a building that is more attractive, accessible, and consistent with the campus layout and design. The physical improvements, re-distribution of the various uses, and increased size will greatly enhance the functionality of the facility and create an attractive and more engaging facility for the college’s language and culture programs. To achieve this vision, the college has proposed demolishing the entirety of the existing facility and replacing it with two separate buildings. The first (CGE/Forum) houses the public portions of the facility, program offices, classrooms, kitchen, dining hall and meeting rooms, in a one and two-story building. The second (LIRH) is a three-story residence hall that is intended to provide better accommodations, greater privacy, and improved security for the students and language assistants.

The Center for Global Engagement (CGE) includes a large dining and event/colloquium space (The Forum), which includes space for meetings and events with a dining component that also opens to a large outdoor courtyard located between the CGE and the LIRH. The CGE is located near the northwest corner of the site to capitalize on its location adjacent to Marston Quadrangle by welcoming the broader community into what are the most public areas of the facility. This prominent corner of the building is entered through a pedestrian plaza (entry court) and large two-story lobby space that provides a focal point and vastly more engaging entry than the current building. The language program offices and several smaller meeting rooms are also accessed from this main lobby area but are located on a separate corridor located to the south.

Located immediately to the south and east of the CGE building is the reconstructed language intensive residence hall (LIRH), which is organized around clusters of rooms specializing in one of the six featured languages. The LIRH is located across Bonita Avenue from a group of residence halls that are located directly south. Topping out at approximately forty-four feet tall, the new building is similar in height to the existing dormitory structures as well as adjacent art, theater and administration buildings. The LIRH’s primary entrance faces south toward adjacent dormitory and dining hall facilities located across Bonita Avenue.

The floor areas of both buildings are summarized below (square feet):

CGE Basement:	10,546 (unfinished)
CGE Level One:	27,881
CGE Level Two:	7,965
LIRH Basement:	3,318
LIRH Level One:	20,460
LIRH Level Two:	20,317
<u>LIRH Level Three:</u>	<u>20,330</u>
<b>Total Floor Area:</b>	<b>111,817</b> (note: Master Plan allows up to 106,000 square feet)

It is also worth noting that the 10,546 square foot basement space in the CGE building is unfinished and built out at a later date. This will allow program directors the flexibility to determine best use of the space once the facility is occupied and additional space needs are assessed.

In addition to the new buildings, the project includes the following improvements:

- Continuation/re-establishment of the main east west pedestrian pathway (enfilade) that will now extend from College Avenue through to the Sontag Greek Theater. The enfilade passes

through the first floor of both new buildings in the same manner that it passes through Sumner Hall and Le Bus Court.

- A 2,000 square foot outdoor event plaza in a courtyard located south of the dining area/colloquium meeting room.
- A series of smaller landscaped paseos and courts that are accessed from the enfilade and intended to extend the “College in a Garden” campus plan established by Myron Hunt and landscape architect Ralph Cornell.
- A secondary entry court and lobby on Bonita Avenue in order to improve connections between the LIRH and adjacent residence halls and Frank Dining Hall located directly south across Bonita Avenue.
- Improved landscaping while preserving in place twenty-eight existing mature trees located on the perimeter of the site and relocating an additional nine trees in accordance with the tree preservation mitigation measures in the MMRP.
- A vastly improved building design that better harmonizes with surrounding buildings and utilizes materials and colors that are found throughout the Pomona College campus.

The new buildings are designed to blend with the styling of surrounding buildings through the following design features:

- A series of arches near the Marston Quadrangle that are intended to reflect the arcades located on the west and south elevations of Bridges Auditorium.
- Additional arched entries at the Bonita Entry Court and where the enfilade passes through each building to reflect the arched portals found along this important pedestrian pathway.
- More modern treatments, including extensive glass lobby spaces and metal louvered paneling evocative of the recently constructed residence halls on the campus. These also allow the building to better relate to the modern Studio Arts Building located across Columbia Avenue to the east of the project site.
- Use of high-quality materials common to the Pomona College Campus including: board formed concrete, clay terra-cotta roof tile, stucco with heavy texture, and precast concrete trim.
- Paired, vertically oriented, single-hung windows with bronze (dark brown)-colored frames and proportions similar to several historic buildings on campus.

The plans for the new project are consistent with the Pomona College 2015 Campus Master Plan. Because the Master Plan approval process included a full Environmental Impact Report, no additional environmental review is required for this project. It will, however, be subject to all applicable mitigation measures and conditions of approval from that process. A summary table of all mitigation measures, also referred to as the Mitigation Monitoring and Reporting Program (MMRP) is included as Attachment F.

### **Response to Commission and Staff Comments**

The applicant and project architect have made several minor changes to the project to address concerns expressed by staff in its report and the Architectural Commission during the June 9, 2021 meeting. A Design Narrative for the Global Center and Language Immersion Residence Hall (Attachment G) submitted by the Project Architect includes a brief description of the various comments received along with the response to each.

## **Remaining Staff Concerns for Consideration by the Commission**

In reviewing the latest plan set staff has identified the following concerns:

1. The plan to convert Fourth Street and College Way adjacent to the Project site from private roadways is not a fully vetted idea and needs to be reviewed by the Los Angeles County Fire Department prior to submitting the plan for approval by the City. In particular, it appears that the plan lacks the necessary turn around areas for Fire vehicles, including ladder trucks, as well as the large tractor trailer trucks that use the rear side of Bridges Auditorium to deliver sets and concert equipment. Also, while the conversion of Fourth Street is included in the Master Plan, the conversion of College Way is not as this road is needed for the parking lot adjacent to Sumner Hall.
2. Staff appreciates the minor revisions to the fenestration patterns throughout the buildings and finds them to be a solid improvement over the previous plan; especially the windows on north façade of the dining commons and the true divided light French doors on the Language Resident apartments. However, on the south Elevation of the LIRH, staff suggests that the applicant drop the recessed sections surrounding the windows of the first two stories of the student bedrooms. These seem like an unnecessary break from the window patterns of the surrounding historic core of the campus, which embraces symmetrical and repetitive windows patterns. If there is a preference to keep these recesses, perhaps painting them the same color as the rest of the wall would adequately address this concern.
3. The landscape plan still lacks a detailed planting plan that includes location, size, and spacing for all plants including trees, shrubs, and ground covers. An accurate planting plan must be provided prior to issuance of building permits and should be reviewed by staff at a minimum; however, a subcommittee of the Commission might also be warranted to review this detailed plan.
4. There appears to be a disconnect between the tree species indicated on the Proposed Planting Design (Attachment B, p. 31) and the Concept Planting and Tree Plan (p. 33). This discrepancy should be addressed in the final planting plan. It should also be noted that both plans appear to be missing a row of young Western Redbud trees adjacent to the Sumner Hall Parking lot. These trees should be accounted for in the final planting plan.
5. The tree plan is over reliant on small tree species. Of the seventy-two new trees being proposed, fifty-nine are small or medium size species consisting of Chitalpa, Japanese Maple, Crape Myrtle, Arbutus Unedo, Honey Locust, and Canary Island Palm. Some of the larger trees listed on the Planting Plan (Coast live Oak, Desert Willow, Italian Cypress, Olive) have not been used. Staff recommends that the applicant consider replacing some of the Chitalpa and Arbutus with larger trees especially Coast Live Oak and London Plane so that the new landscape will better blend with the large scale plantings found throughout the Pomona College campus.
6. Reconsider the proposed double row of Honey Locust trees in front of the west elevation. While the existing row is relatively mature and achieving adequate form, it will take decades for the new trees to balance with the existing trees. Staff also notes that this species of tree is a bit undersized for the space and, due to its irregular growth habit, is not a great choice for planting in formal rows. Staff's recommendation is to substitute at least two of these proposed Locust trees with a larger species of tree such as London Plane.

## **Basis for Staff Recommendation**

Staff finds the proposed project to be a vast improvement over the existing facility on a functional basis. Each of the new buildings include prominent main entries (CGE facing Marston Quadrangle, LIRH facing Bonita Avenue) where the existing building lacks an obvious entry point and is difficult for visitors to access and navigate through the building. The new facility also restores the primary east west enfilade (pedestrian pathway), which is obstructed by the current facility.

On an aesthetic basis, the proposed building incorporates many of Pomona College's signature materials including board-formed concrete, precast concrete wall caps, rough-textured stucco, clay tile, and terracotta colored shade louvers. The design relates well to adjacent historic buildings, which include Bridges Auditorium, Sumner Hall, and Mudd-Blaisdell Residence Hall, while also providing a transition to newer facilities including Frank Dining Hall and the Studio Art building. Similarly, the massing of the building has been designed to reflect the massing of surrounding buildings.

While the landscape plan is still somewhat conceptual, the site plan and concept landscape plan show fidelity to the Campus Master Plan by retaining trees around the building perimeter, relocating significant trees that cannot be retained due to the footprint of the new building, and planting seventy-two new trees on the site. The plan will extend the landscape and pedestrian treatments of Marston Quadrangle along the north and west side of the buildings. The footprints of the buildings have been designed to extend the "College in a Garden" campus plan established by Myron Hunt and landscape architect Ralph Cornell by welcoming pedestrians via the enfilade and creating a series of intimate courtyards and gardens.

Additional justification for the staff recommendation is contained in the draft approval resolution (Attachment A).

## **CEQA REVIEW**

On April 12, 2016, a Final EIR, along with a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, were certified and adopted by the City Council in conjunction with the approval of the Pomona College 2015 Campus Master Plan. The scope and potential impacts of demolishing Oldenborg Center, constructing a larger replacement facility, and making associated landscape modifications, were identified and analyzed by the Final EIR, and the adopted mitigation measures have either been implemented, or will be implemented in accordance with the proposed Conditions of Approval for this project, to reduce impacts to less than significant levels.

Mitigation Measure BIO-2(a) requires a qualified arborist approved by the City to survey and determine the exact number, type, and size of trees that may be impacted, via thinning, removal, and/or encroachment by development of any project of the Master Plan. This report has been prepared by Carlberg and Associates, a respected local arborist, and the results of the report have been included in the project plans.

The arborist documented each tree's location, trunk diameter, health, height, canopy width and coverage area, and the type and extent of impact anticipated as a result of the project. For those trees expected to be impacted, the arborist determined if the activity will endanger the life of the tree and if it did, whether that tree was suitable for relocation. The applicant is required to implement all recommendations made by the City, the arborist in its report prepared in accordance with Mitigation Measure BIO-2(a), or by conditions imposed by the Architectural Commission during design review.

Generally, the report recommends that nearly all of the heritage class trees on the site (Oaks and Sycamores) be retained. The remaining non-heritage class trees on the site are mostly slated for removal due to poor health, poor form, incompatibility with the new building footprint, and/or general incompatibility with the aesthetic intent for the new landscape. The fifty-four trees slated for removal consist of over twenty tree species that are mostly small and short-lived. These trees will be replaced with seventy-two new trees in more appropriate varieties once the new building is constructed. As required in the Master Plan Mitigation Measures, all trees that are removed will be replaced at a minimum 1:1 ratio. The proposed replacement ratio is 1.3.

The trees that are to remain will be protected in place during construction. Typical impact minimization and tree protection measures will include, but are not limited to:

- A pre-construction meeting shall be held with contractors, prior to commencement of work, to discuss tree protection measures.
- Install protection fencing around tree to establish a tree protection zone prior to the start of construction. This fencing shall be placed at a minimum distance of fifteen feet from the trunk of the tree or five feet outside the drip line of the tree, whichever distance is greater.
- Storage of construction equipment or materials shall occur outside of the tree protection zone.
- All attempts shall be made to avoid damage to tree roots during grading and construction, including using appropriate tools and techniques for all activities within the applicable tree protection zone.
- Any roots encountered during grading that are 1/2 inch and greater shall be cleanly cut.
- Roots that are greater than two inches within the applicable tree protection zone identified shall not be severed or removed.
- The City Arborist or consulting City Arborist shall monitor project activities that the City deems necessary to monitor to ensure compliance with the identified tree protection measures and best practices.

Aside from the tree revisions described above, which will be mitigated in accordance with the approved mitigation measures of the Master Plan EIR, the project design plans do not present any “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162 (a)(3). Therefore, the previously certified Final EIR adequately addresses the impacts of demolishing, reconstructing and expanding Oldenburg Center without modification. Therefore, no further environmental review is necessary.

## **PUBLIC NOTICE PROCESS**

This item has been noticed through the regular agenda notification process. Copies of this report are available at the City Hall public counter, the Youth Activity Center, the Alexander Hughes Community Center, the City’s website, and the Claremont Public Library.

On Thursday, February 1, 2024, notice of this review was sent all persons that have requested to be notified regarding the Pomona College Master Plan and related construction. In addition, notice of this project was included in the City Manager’s Weekly update on February 8, 2024. Finally, as part of the Pomona College 2015 Campus Master Plan, extensive notice of the project was published in the Claremont Courier and mailed to responsible agencies, residents and property owners within 1,000 feet of the campus boundaries, and all persons requesting to be notified of the project.

Submitted by:

Brad Johnson  
Director of Community Development

Reviewed by:

Christopher Veirs  
Principal Planner

Attachments:

- A - Draft Approval Resolution for Proposed Global Center and Language Immersion Residence Hall
- B - Project Plans, Elevations, and Renderings
- C - The Pomona College 2015 Campus Master Plan
- D - Pomona College Campus Planning and Landscape Guidelines
- E - Minutes from June 9, 2021 AC Meeting Regarding Preliminary Review of the Project
- F - Mitigation Monitoring and Reporting Program Required by Master Plan EIR (MMRP)
- G - Design Narrative for the Global Center and Language Immersion Residence Hall