

**PLANNING COMMISSION RESOLUTION NO. 2024-09****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, DETERMINING GENERAL PLAN CONFORMITY PURSUANT TO REQUIREMENTS OF GOVERNMENT CODE SECTION 65402 FOR ACQUISITION OF REAL PROPERTY FROM CLARE PROPERTIES LLC TO THE CITY OF CLAREMONT. APPLICANT – CITY OF CLAREMONT**

**WHEREAS**, at a future City Council meeting, the City Council may consider whether to acquire from Clare Properties, LLC that certain unimproved real property located in the City of Claremont, County of Los Angeles, State of California, known as Lot 2 of the proposed Parcel Map No. 84585, a copy of which is attached hereto as an Exhibit, and incorporated herein by reference, consisting of approximately 6.72 acres of vacant land (the “Property”), located directly east of and adjacent to the Armstrong Garden Center property, located at 735 East Foothill Boulevard;

**WHEREAS**, Government Code section 65402 states that if a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park, or other public purpose if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition has been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof;

**WHEREAS**, the proposed acquisition of the Property is being presented to the Planning Commission of the City of Claremont for its review and recommendation on the issue of general plan conformity;

**WHEREAS**, the City does not own the Property and currently has no plans to develop or change the Property;

**WHEREAS**, the Planning Commission’s action pursuant to State Government Code section 65402 is not considered a “project” pursuant to the requirements of the California Environmental Quality Act and even if it was considered a “project” it would be exempt;

**WHEREAS**, this matter was considered by the Planning Commission of the City of Claremont at a regular meeting on October 15, 2024;

**WHEREAS**, no action taken by the Planning Commission, including the approval of this Resolution, commits the City Council to any one course of action; and

**NOW, THEREFORE, THE CLAREMONT PLANNING COMMISSION DOES HEREBY RESOLVE:**

**SECTION 1. Recitals.** The Planning Commission finds that the above recitals are true and correct and are incorporated herein.

**SECTION 2. CEQA Determination.** The Planning Commission’s action pursuant to State Government Code section 65402 is not considered a “project” pursuant to the requirements of the California Environmental Quality Act. The City currently has no plans to develop or change the Property, and the Planning Commission’s review and determinations with respect to general plan conformance do not commit the City Council to any one course of action.

**SECTION 3. Findings & Determination.** Planning Commission hereby finds and determines the proposed acquisition of the Property is in conformance with and consistent with the Claremont General Plan. Although the City currently has no plans to develop or change the Property, acquiring the Property would provide the City the opportunity to use it for a purpose that furthers the goals and policies of the City’s General Plan. For example, the proposed acquisition is consistent with Goal 3.2 of the Economic Development Element to “Revitalize aging and underperforming commercial and industrial areas.” The Property is located at a gateway to the City, but it has been vacant and undeveloped for at least forty years. The Property’s close proximity to Cable Airport has presented development challenges. If the City acquires the Property, it will have an opportunity to see that it is developed and used consistent with the General Plan and in a manner that does not conflict with airport operations.

**SECTION 4.** The Planning Commission directs the Community Development Director (or his designee) to transmit a copy of this recommendation to the City Council in compliance with Government Code Section 65354.

**SECTION 5.** The Planning Commission Chair shall sign this Resolution and the Commission Secretary shall attest and certify to the passage and adoption thereof.

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of October, 2024

  
\_\_\_\_\_  
Planning Commission Chair

ATTEST:  
  
\_\_\_\_\_  
Planning Commission Secretary

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

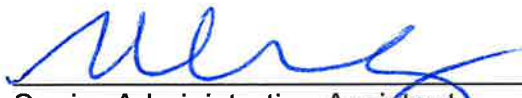
I, Nhi Atienza, Senior Administrative Assistant of the City of Claremont, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 2024-09 was adopted by the Planning Commission of said City of Claremont at a regular meeting of said Commission held on October 15, 2024, by the following vote:

AYES:                         Commissioners:    Alvarez, Davis, Emerson, Rahmim,  
                                                                                        Rosenbluth, Williamson, and Wong

NOES:                         Commissioners:    None

ABSTENSIONS:     Commissioners:    None

ABSENT:                     Commissioners:    None

  
\_\_\_\_\_  
Senior Administrative Assistant  
City of Claremont