ARCHITECTURAL AND PRESERVATION COMMISSION RESOLUTION NO.2025 __

ARCHITECTURAL AND SITE PLAN REVIEW #22-A04AMD, REVIEW OF REVISED LANDSCAPE PLAN FOR ROBERT DAY SCIENCES CENTER (RDSC) AND SIGN REVIEW #25-S03, SIGNS FOR SOUTHWEST CORNER OF NINTH STREET AND CLAREMONT BOULEVARD AND RDSC – APPLICANT: CLAREMONT MCKENNA COLLEGE

WHEREAS, on March 18, 2025, Claremont McKenna College submitted an application for City approval of two new signs and revisions to previously approved landscape plans associate with its new Robert Day Sciences Center, which is currently under construction near the southwest corner of the intersection of Ninth Street and Claremont Boulevard ("Project"); and

WHEREAS, the site of the Project, a 4.2 acres that includes a service driveway, entry plazas, walkways, and landscaping ("Site") is further described as portions of two parcels with Assessor's Parcel Numbers 8308-025-013 and 8308-025-004; and

WHEREAS, on July 10, 2012, the City Council adopted Resolutions 2012-49, 2012-50, 2012-51 and 2012-52, which approved a new Master Plan for CMC ("Master Plan") along with adoption of the final Environmental Impact Report and other associated documents and permits; and

WHEREAS, the Project is one of many developments entitled within the approved and adjusted Master Plan, which establishes project location, building height, massing, and setbacks; and

WHEREAS, on May 12, 2025, the Architectural and Preservation Commission of the City of Claremont conducted a review of the Project, heard public comment, and considered the information contained therein at a duly noticed meeting at which time all interested parties were heard.

NOW, THEREFORE, THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION DOES HEREBY RESOLVE:

SECTION 1. On July 10, 2012, a Final Environmental Impact Report (EIR), along with a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, was adopted in conjunction with the approval of the Claremont McKenna College Master Plan. The scope and potential impacts of the project currently proposed in terms of the total square footage of academic space and a new four-story, 70-foot-tall building adjacent to the project site were fully identified and analyzed by the Final EIR, and all applicable mitigation measures have either been implemented already or will be implemented pursuant to the proposed conditions of approval for this project. The Director of Community Development has determined, based on the application submittals and the whole of the administrative record, that no subsequent EIR is necessary pursuant to Section 15162 (a) of the California Environmental Quality Act, as no substantial changes to the project are proposed, no substantial changes in the circumstances under which the project is undertaken have occurred, and no new information of substantial importance has been provided.

In addition to the analysis that occurred in the EIR, the Project is also categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15311(a), which exempts construction of minor structures accessory to existing commercial or institutional facilities including on-premise signs and pursuant to Section 15304(b); which exempts minor alterations to land and/or vegetation including new landscaping that does not involve the removal of heathy, mature, scenic, trees. Therefore, the Architectural and Preservation Commission finds that no further environmental review is necessary.

SECTION 2. The Architectural and Preservation Commission finds that the required criteria contained in Section 16.300.060.A of the Claremont Municipal Code can be made in regard to the above-described landscape revisions as follows:

A. **Conformity with Development Standards -** The proposed development is in conformity with the development standards of the Institution Educational (IE) District and adjusted Master Plan as follows.

1. **Setbacks:** The Project is consistent with the setback requirements of the Master Plan, which was reviewed by the Architectural and Preservation Commission and approved by the Planning Commission and City Council. Along Ninth Street, the Master Plan calls for setbacks of 25 feet from the Ninth Street Property line (55 feet from the north curb face). The proposed building is setback 35 feet from the Ninth Street property line at its closest point (65 feet from the north curb face). The bulk of the building is set back 60 feet or more from the Ninth Street Property Line. Adjacent to Claremont Boulevard, the Master Plan calls for setbacks of 20 feet from the property line. A setback of 85 feet to the closest point is provided with the bulk of the building being setback approximately 100 feet from Claremont Boulevard.
2. **Floor Area Ratio (FAR):** the proposed development will not increase the total floor area ratio (FAR) for the CMC campus beyond 1.0 percent as the final FAR at full build out of the Master Plan was calculated to be only 0.5.
3. **Maximum Lot Coverage:** Similarly, the proposed development will not increase the lot coverage for the CMC campus beyond the maximum 60% allowed by code as the full build out of all projects in the Master Plan would result in a lot coverage of only 15% percent.
4. **Parking:** The project will not result in the loss of any existing parking spaces. Parking for the Project was analyzed and addressed in the Master Plan and related EIR. In approving the Master Plan, both the Planning Commission and City Council concluded that no on-site parking was required for full build out of the Master Plan as the campus' exiting supply (1,007 spaces) exceeded future demand (988 spaces). In addition, CMC has added 10 additional spaces on campus since the Master Plan was approved (1,017 spaces). 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.

Additional parking is also planned for the East Campus, which will be in close proximity to the Project.

In addition, CMC has significantly reduced parking demand through measures that include prohibiting first year students from bringing cars to campus.

5. **Building Height:** The Master Plan anticipates 4-story buildings fronting on Ninth Street up to 70 feet in height to the rooftop, which does not include rooftop equipment. The proposed science center's three above-ground floors top out at a height of approximately 57 feet. Additional parapet walls to screen rooftop equipment and vent stacks are located near the center of the building and extend to approximately 73 feet in height; however, this additional height is allowed under City Code. As such the proposed building complies with the 70-foot maximum building height allowed in the height guidelines contained in the Master Plan.

6. **Permitted Use:** The proposed project, which consists of academic classrooms, science labs, a science library, faculty and staff offices, a café, and associated outdoor plazas, landscaping and walkways is a permitted use under the IE district.

B. **General Plan Consistency -** The proposed development, which locates a new integrated science building on the CMC Campus is consistent with the following goals and policies of the Claremont General Plan:

1. *Collaborate with each of the Claremont Colleges and other institutions in Claremont to create college development that respects and remains sensitive to the adjacent residential neighborhoods, and to the resident's vision of the City (Policy 2-2.6);* as the project serves to implement the CMC Master Plan.

2. *Encourage a variety of architectural styles for new and renovated structures that reflect local architectural character. (Policy 2-11.1)* The proposed landscape revisions and signage has been carefully designed to be similar in terms of size, scale and architectural ambition to other recently constructed signs and landscapes on the CMC campus including Roberts Pavilion and Kravis Center. The signs and landscaping will be constructed with high quality, natural materials that are appropriate for the building's setting on the CMC Campus. The plan palette is designed to incorporate native and other plants found throughout the CMC Campus.

3. *Insist in excellence in architectural design of new construction (Policy 2-5.1).* The proposed landscaping and signage have been carefully designed by a globally respected architect known for its dramatic modern designs. The design is intended to enhance the excellent design and materials that have been applied to the architecture of the science center, and tie with similar improvements recently constructed on the CMC campus including Roberts Pavilion, Kravis Center and the mid-quad relandscaping project. The signs, pathways, plazas, bio-swales and landscaping will be constructed with high quality, natural materials that are appropriate for the building's setting on the CMC Campus.

4. *Encourage new developments to incorporated drought-tolerant and native landscaping that is pedestrian-friendly, attractive, and consistent with the landscaped character of Claremont. (Policy 2-12.3)* The landscape consists of a blend of ground covers, shrubs and trees that has been thoughtfully organized to create visual interest and create a beautiful environment for the project and adjacent streets. The plans include engaging pedestrian plazas and walkways, climate appropriate plants, bio-swales, and efficient irrigation in order to comply with state water efficient landscape requirements.

In addition to the policies described above, the Master Plan EIR contains a detailed discussion of the proposed Master Plan's consistency with applicable goals, objectives and policies of the City of Claremont General Plan. Because the project is part of and consistent with the Master Plan this discussion provides additional discussion of the ways that the Project is consistent with the General Plan.

C. **Compatibility of Form with Surrounding Development –** The landscape and open spaces of the project are consistent with the pattern of surrounding development. The project plans demonstrate how the proposed design is consistent with the campus master plan in terms of creating a series of human scaled plazas connected by pathways, utilizing plants that frame adjacent architecture while also preserving views. Similarly, the proposed sign design is consistent with the signage on recently constructed large buildings. development.

D . **Compatibility of Quality with Surrounding Development -** The exterior landscape materials include a mix of natural and colored concrete with enhanced textures to provide visual relief and blend with surrounding campus landscapes. The signs are constructed of aluminum letters with subtle halo illumination. The monument sign includes a massive plate of corten steel mounted to a poured in place concrete monument base that matches the styling of the other major entry signs for the College.

E. **Internal Consistency of Design –** The landscape and signs have been carefully designed to blend with the science building and surrounding campus landscape. Sign fonts, sign materials, plants, and even concrete scoring patterns are internally consistent to ensure consistency across the CMC campus.

F. **Privacy -** The Project, landscape revisions and signs, will not create privacy issues.

G. **Internal Circulation -** The revised landscape plan for project do not significantly alter the circulation patterns of the previously approved design, which has been carefully designed provide pedestrian connections to surrounding development from all sides of the site. The plan also encourages pedestrian circulation throughout the site with a series of small plazas and pleasantly landscaped, enhanced concrete walkways.

H. **Sustainability -** The Project utilizes native plants, a wide variety of water efficient irrigation features, stormwater retention facilities, and drought tolerant landscaping.

I. **Tree Preservation –** The revised landscape plan does not impact existing trees and includes a detailed tree buffer zone to ensure existing trees on the site are not damaged.

J . **Light and Air -** The proposed landscape revisions and signs will not unreasonably impinge on neighbors' existing access to light or use of prevailing winds for natural ventilation, or cast a shadow over an existing solar energy system as the site is set back from surrounding structures by more than 200 feet.

K. **Environmental Protections -** The Project has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA), and meets the environmental protective standards of the Claremont Municipal Code Chapter 16.154 for the reasons stated above in Section A.

L . **Health and Safety -** The visual effect of the Project from view from the public streets will not be detrimental to the public interest, health, safety, convenience, or welfare. With the granting of a sign adjustment, the signs meet development standards, provide wayfinding cues for the public, and include subtle illumination that will not create undue glare. The landscape is well designed and will enhance the project site.

SECTION 3. In accordance with Claremont Municipal Code Section 18.001.060.C, the Architectural and Preservation Commission makes the following required findings, which must be made prior to granting a sign adjustment to allow a building-mounted sign in the IE District to exceed 50 square feet in area, but not more than 60 square feet (maximum 20% increase in sign area).

A. There are special circumstances or conditions applicable to the property, including size, shape topography, location, or surroundings which cause the strict application of these sign regulations to deprive such property owner of privileges enjoyed by other properties in the vicinity and under identical zoning classification. The RDSC is located on a multi-acre site and set back approximately 100 feet from the street. The building is located on an arterial street at the edge of the CMC campus across from the site of a future 75-acre sports complex and parking structure. The area is characterized by occasional large buildings surrounded by large open spaces. Generally, the IE section of the sign code was developed for institutions with more urbanized locations that front onto smaller scale development and spaces. The scale of this setting is unique to this zone. The sign is proposed for a very large building designed to be an iconic focal point at the eastern entry to the main campus. Additionally, the sign is designed to coordinate with the monument sign on the corner and has been up-sized to make up for the fact that is much further from the intersection. The architect's rendering of the signs, showing both daytime and evening views, show how the two signs will have a similar scale when viewed together from the intersection at Ninth Street and

Claremont Boulevard.

B. The adjustment authorized shall not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located. The proposed allowance is for a 20% larger building-mounted sign located on a very large institutional building fronting on an arterial street at the eastern edge of the campus. The building is set back more than 85 feet from the street and will include ample landscaping. The sign itself has been carefully designed by the building's architect to fill the space upon which is mounted. The sign is not particularly intense or conspicuous in that the colors are subdued, the letters are spaced widely and are relatively light in their appearance; not bold. As described in the previous section, the site is a large lot with a large setback between the street and building that is likely to be partially obscured by landscaping.

C. The adjustment does not authorize signing which is expressly prohibited in this title. The proposed signage is a reverse-pan-style sign with halo illumination. The copy is limited to identifying the name of the building it is located on. No part of the sign design involves elements that are prohibited in Title 18 (Signs) of the Claremont Municipal Code.

D. The adjustment will not create a negative impact on other nearby properties in that the sign is appropriately sized, constructed of high quality materials, utilizes subtle illumination (halo), utilizes subtle colors (black and aluminum), and is set back approximately 85 feet from the street and 150 feet from the intersection toward which it is oriented. In addition, the sign's wide design and modern lettering is designed to harmonize with the modern lines and design pattern of the signature building upon which it is located.

SECTION 4. The Architectural and Preservation Commission hereby approves Architectural and Site Plan Review File #22-A04AMD and Sign File 25-S03 based on the findings outlined in Sections 1, 2 and 3 above, subject to the following conditions of approval:

A. This approval is for the signage and landscape revision of the Claremont McKenna College Robert Day Integrated Science Center, located on the CMC campus near the Southwest corner of Ninth Street and Claremont Boulevard, as described in the staff report and depicted on the approved plans.

B. This design approval shall be valid for two years from the date of the Architectural and Preservation Commission action. If building permits are not issued or a time extension granted during this period, this architectural approval will automatically expire without further action by the City.

C. The applicant shall submit within one day of Architectural and Preservation Commission approval a check in the amount of $75 payable to the Los Angeles County Clerk for filing a Notice of Exemption (NOE), as required by the California Environmental Quality Act.

D. The applicant shall work with staff and/or a subcommittee of the Commission, if one is appointed, to finalize the revisions to the plant palette and planting plans to address comments from the Commission and staff.

E. Applicant shall coordinate with staff to ensure access point from the fire access road at the south end of the Project site is properly designed to provide a safe transition at all times and will be integrated into the final design for the Claremont Boulevard Protected Bike Lane Improvements in accordance with the options approved by the City Engineer and Fire Department during discussions in April 2025.

F. Plans submitted for plan check shall be in substantial compliance with the plans approved by the Architectural and Preservation Commission. If the plan check submittal is not in substantial compliance with the approved design review submittal, the plans may require further staff or Commission review and re-notification of the surrounding property owners. This additional review may delay implementation of the project and require additional fees.

G. All plans submitted for plan check shall comply with all applicable measures contained in the Mitigation Monitoring and Reporting Program (MMRP) for the CMC Master Plan EIR (certified on July 20, 2012), which is attached hereto as Exhibit 1 to this resolution and hereby incorporated as a condition of approval for the project.

H. All plans submitted for plan check shall comply with the Conditions of approval for the original Approval of the Science Center (File #22-A04) and for the related Tentative Parcel Map (TPM#84366) in addition to these conditions of approval.

I. Prior to commencement of any tree removals, brush clearing or grading activities, the applicant shall:

    1. Provide a nesting bird survey as required by Mitigation Measure Bio-3(a) of the MMRP for activities that occur during bird breeding season (Feb 15- Sept 15).

    2. Establish and maintain buffers for nesting birds as required by Mitigation Measure Bio-3(b) of the MMRP for activities that occur during bird breeding season (Feb 15- Sept 15)

J. During grading and construction operations, the applicant shall:

    1. Comply with the approved Construction Management Plan for the project.

    2. Implement Best Available Control Measures (“BACM’s”) to minimize nuisance levels of construction activity emissions such as dirt, emissions and offsite impacts. BACM’s shall include, but not limited to, the following:

a. Water all active construction areas at least twice daily;
b. Cover all haul trucks or maintain at least two feet of freeboard.
c. Pave or apply water four times daily to all unpaved parking or staging areas.
d. Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
e. Cover or water twice daily any onsite stockpiles or debris, dirt, or dusty material.
f. Suspend all operations on any unpaved surface if winds exceed 25 mph.
g. Hydroseed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.
h. Require a 90-day, low-NO_x tune-ups for off-road equipment.
i. Limit allowable idling to five minutes for trucks and heavy equipment.
j. Encourage carpooling for construction workers.
k. Limit lane closures to off-peak travel periods.
l. Park construction vehicles off traveled roadways.
m. Wet down or cover dirt hauled offsite.
n. Wash or sweep access points daily.
o. Encourage receipt of material during non-peak traffic hours.
p. Sandbag construction sites for erosion control.

3. Paint no more than 26,600 square feet of building area in any single day.

4. Report immediately to the City Engineer if any archaeological or paleontological artifacts are found by contractors/subcontractors during the grading/excavation associated with the Project or associated improvements, which shall provide direction to contact a monitor. All excavation shall cease in the area of the find until the monitor is on-site.

   If significant paleontological artifacts (those having potential to increase scientific knowledge, including all identifiable vertebrate remains) are encountered on the property, the following procedures or similar are to be followed:

   - The monitor retained for the project shall immediately evaluate the artifacts that have been discovered to determine if they are significant and, if so, to develop a plan to collect and study them for the purpose of mitigation. If artifacts are found, the monitor shall be empowered to temporarily halt or redirect excavation equipment to allow evaluation and removal of the artifacts as needed. To minimize construction delays, the monitor should be equipped to speedily collect specimens if they are encountered.

   - The monitor, with assistance if necessary, shall collect individual artifacts and/or samples of fossil bearing sediments. If specimens of small animal species are encountered, the most time and cost-efficient method of

recovery is to remove a selected volume of fossil bearing earth from the grading area and screen wash it off-site. Artifacts recovered during earth moving or as a result of screen washing of sediment, shall be cleaned and prepared sufficiently to allow identification. This allows the artifacts to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs.

- A report of findings shall be prepared and submitted to the San Bernardino County Museum and any other body deemed appropriate. This report would minimally include a statement of the types of paleontological resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a statement of their scientific significance. The paleontological specimens recovered as a result of mitigation shall be transferred to a qualified scientific institution where they would be afforded long-term preservation for future scientific study.

- If Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the Applicant or his archaeologist shall contact the Gabrieleno/Tongva Tribal Council. If requested by the Tribe, the Applicant or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts, etc.).

5. Submit applicable materials to show compliance with the City of Claremont's Water Efficient Landscape Ordinance (WELO) for revised landscape plans

6. Pay any/all outstanding development review fees related to Architectural and Site Plan Review #22-A04AMD and Sign Review file 25-S03.

7. Submit a plan to address the design of landscaping and street tree plantings along Claremont Boulevard for review by the Director of Community and Director of Community Services. All proposed planting materials shall be consistent with the Complete Streets Policy.

K. To ensure compliance with the provisions of this Architectural and Preservation Commission design approval, a final inspection is required from the Planning Division when work has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.

L. Upon final inspection, the City will commence a 30-day lighting level review of all, exterior lights. If illumination levels, glare, or other applicable issues are found to be excessive, the applicant will be directed to modify the lighting as necessary to be at an acceptable level.

M. Noncompliance with any condition of this approval shall constitute a violation of the City's Municipal Code. Violations may be enforced in accordance with the provisions of the administrative fines program of Chapter 1.14 of the Claremont Municipal Code.

N. The applicant/owner by utilizing the benefits of this approval shall thereby agree to defend at its sole expense, any action against the City, its agents, officers, and employees because of the issues of such approval. In addition, the applicant/owner shall reimburse the City et al for any court costs and attorney fees that the City et al may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant/owner of its obligation hereunder.

O. Failure to comply with any of the conditions, including design issues as shown on plans reviewed and approved by the City of Claremont, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred, where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

SECTION 4. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission Secretary shall attest to the adoption thereof.

PASSED, APPROVED AND ADOPTED this 14th day of May, 2025.

_____
Architectural and Preservation Commission Chair

ATTEST:

_____
Architectural and Preservation Commission Secretary