

RESOLUTION NO. 2025-__

A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A08, FOR A PROPOSED ADDITION AND EXTERIOR REMODEL, NEW COVERED PORCH, NEW HARDSCAPE AND LANDSCAPING OF THE EXISTING REGISTER-LISTED SINGLE-STORY RESIDENCE LOCATED AT 319 WEST SIXTH STREET. APPLICANTS – SHAWN HUBLER AND ROBERT MAGNUSON

WHEREAS, on September 30, 2025, the applicants filed a request for a proposed addition and exterior remodel, new covered porch, new hardscape and landscape to the existing Register-listed 846 square-foot home located at 319 West Sixth Street; and

WHEREAS, the proposed project includes the addition to the house and the construction of a small, covered porch along the front of the house that exceeds the maximum lot coverage for the lot and requires approval of a Minor Exception Permit (MEP) in order to allow the proposed deviation; and

WHEREAS, the subject property is currently included in a list of addresses located along Sixth Street contained in the Register of Structures of Historic of Architectural Merit in Claremont ("Claremont Register"); and

WHEREAS, because the proposed addition, remodel, as well as the construction of a new covered porch and landscaping improvements involve significant changes to the front façade of a property currently listed on the Claremont Register, approval of a Certificate of Appropriateness by the Architectural and Preservation Commission is required; and

WHEREAS, on November 26, 2025, a notice of public hearing regarding the Architectural and Preservation Commission review of the design of the proposed remodel was mailed to surrounding property owners and residents within 300 feet of the project site; and

WHEREAS, the Architectural and Preservation Commission held a public hearing on December 10, 2025, at which time all persons wishing to testify in connection with said proposal were heard and said proposal was fully studied.

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

SECTION 1. The Architectural and Preservation Commission has determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301(e), in that the project consists of renovations to an existing structure. While the home is historic, having been built originally in 1911 and listed on The Register of Structures of Historic and Architectural Merit of the City of Claremont,

the exception pertaining to historic resources does not apply in this case, as the proposed work would not result in a substantial adverse change to the historic nature of the residence. The exterior renovation is designed to complement existing architectural features and would notably improve the ability of the structure to contribute to the historic character of the neighborhood. Therefore, 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 project as follows:

A. **Conformity with Development Standards:** The proposed renovation and addition is in conformity with all development standards for the HC 7,500 zoning district as follows:

1. **Setbacks:** The proposed project will meet all setback requirements as follows:
 - a. **Front Setback:** The HC 7,500 district requires a 20-foot front setback, and the proposed addition complies with this requirement.
 - b. **Side Setback:** The proposed first floor addition to the home utilizes the legal nonconforming setback of the existing residence to employ a side setback of five feet along the east (right) side property line, as is allowed for building additions to nonconforming structures.
 - c. **Rear setback:** The proposed project does not affect the rear setback, which complies with the rear setback requirement of five feet.
2. **Lot Coverage:** The proposed lot coverage of 1,201 square feet exceeds the maximum permitted lot coverage of 35 percent in the HC 7,500 zoning district. With the approval of the minor Exception Permit (MEP) allowing for a 17% (177 square-foot) increase in the maximum lot coverage, the property will be in compliance with this development standard.
3. **Floor Area:** The proposed floor area of the primary residence is 1,201 square feet, which is under the maximum permitted floor area of 2,000 square feet for the subject property.
4. **Parking:** The applicants have submitted an application to convert the existing detached 180 square-foot one-car garage into an attached Accessory Dwelling Unit (ADU). No replacement covered parking is proposed as allowed by California ADU law. The ADU application is currently being reviewed by the Planning Division.
5. **Building Height:** The proposed remodel does not include a proposal to increase the height of the structure. The existing height is well below the

25'-0" maximum height for single-family residential structures in the HC 7,500 zoning district.

B. General Plan Consistency – The proposed Project is consistent with the following goals/policies of the Claremont General Plan:

1. *Promote neighborhood identity and conservation of individual neighborhood character (Policy 2-1.3)*; in that the proposed addition and remodel builds upon and expands on the character of the individual structure located on the subject property and character of the historic neighborhood in which it is located. The proposed project is consistent with other single-story homes in terms of both design and size, employs high quality materials, and has an appearance that contributes to, rather than detracts from, the Sixth Street streetscape. The project will add a new covered front porch that includes period-appropriate Craftsman details such as support columns, which will blend in with the scale and historic one-story single-family residences found along Sixth Street.
2. *Promote community identity and local history by encouraging context-sensitive design and development (Goal 2-11)*; in that the proposed project would allow the existing 1911 residential structure to continue to convey its small one-story single family Craftsman Bungalow character while adding distinct Craftsman style elements that enhance it architecturally and provide the floor area and functionality desired by the applicants in a manner that complies with the development standards applicable to the property.

C. Compatibility of Form with Surrounding Development – The proposed exterior remodel and addition will not unduly interfere, nor visually dominate the existing development pattern of the surrounding neighborhood, which features mostly single-family homes. In maintaining the height of the existing structure and introducing a front porch along the front façade, the project effectively maintains the home's appearance as a one-story Craftsman Bungalow residence, in keeping with Sixth Street's character. In light of the above, the proposed project would not have a visually imposing presence incompatible with the form of surrounding development.

D. Compatibility of Quality with Surrounding Development – The proposed project will feature a well-considered design that employs high-quality materials that not only reflect but also update and enhance the character of the existing residence. The project includes the reuse of existing windows, a door, and exterior lights. Design elements such as the extension of the main roof gable, the addition of a stone-wrapped covered porch with wood posts and stone base support are consistent with the home's Craftsman Bungalow style, and the use of board-and-batten siding, gable end vent, and roofing materials matching the existing home are compatible with the neighborhood's character. As such, it

can be concluded that the proposed project has a level of quality that is compatible with surrounding development in the HC 7,500 zoning district.

- E. **Internal Consistency of Design** – The proposed addition, new porch, and exterior remodel will enhance the existing home in terms of materials, colors, and design details. The home will undergo a full repaint, as well as landscape improvements, including the construction of a new arbor, decorative walls, and hardscape to connect the residence with the street. As such, the design of the project is consistent on all sides.
- F. **Privacy** – The proposed project will bring the building closer to the front (southern) property line. While the new porch will be closer to the southern property line, this will not impact existing privacy conditions from the adjacent neighbors and will serve to enhance the residence’s relationship with the street.
- G. **Internal Circulation** – The addition and new covered porch to the front of the house will result in a floor and site plan that provides for adequate circulation throughout the home and around the property. The proposed project incorporates more opportunities for the interaction of the outdoor spaces of the property and the front porch. Taken together, the features open the front portion of the property and create a more intuitive and inviting connection between the home and the street.
- H. **Sustainability** – The proposed remodel will reuse existing windows, doors, and exterior lights. Furthermore, the associated landscaping will be water efficient as it will be required to meet all applicable sustainability requirements and codes. The project is expected to improve the energy efficiency of the existing home, which was constructed prior to the establishment of energy codes. Additionally, by retaining and improving the existing structure, the proposal preserves the embodied energy of the existing structure and extends its useful life.
- I. **Tree Preservation** – The project involves construction only in the front portion of the property, where there is only one young Crepe Myrtle tree that was planted within the past ten years in front of the existing uncovered porch, to the right of the driveway. The property project will cause this approximately eleven-foot-high Crepe Myrtle to be removed. The removal of this tree is necessary as it is in the footprint of the proposed hardscape for a walkway. However, as part of the plan to install new landscaping, the applicants plan to plant three fruit trees in the front yard. Therefore, staff finds that this review criterion is satisfied.
- J. **Light and Air** – The single-story addition and new covered front porch meet setbacks in conjunction with the approval of the Minor Exception Permit, allowing for a twenty percent reduction in the front setback. Furthermore, the proposed covered porch is constructed through the extension of the gable roof beam at its current height, which is well below the maximum height for the HC

7,500 zone. As such, these improvements are not expected to have the potential to impinge on the neighbor's access to light and air.

- K. **Cultural Resources Preservation** – The proposed development is in conformity with the requirements of the Claremont Cultural Resources Preservation Ordinance and has satisfied all applicable requirements of that code.
- L. **Health and Safety** – The visual effect of the development, when viewed from the public street, will not be detrimental to the public interest, health, safety, convenience, or welfare. It features a design that enhances the existing structure's relationship to the street and employs high-quality materials and the reuse of existing doors and windows. The proposed project meets all development standards with the approval of the Minor Exception Permit and has been designed to embrace the character of the surrounding streetscape and historic district. As such, the development does not have the potential to be detrimental to public interest, health, safety, convenience, or welfare.

SECTION 3. The Architectural and Preservation Commission finds that each of the review criteria of Section 16.302.160 of the Claremont Municipal Code (CMC) can be met in regard to the above-described project and hereby issues a Certificate of Appropriateness for the project. The most pertinent Criteria used in making this determination are as follows:

- A. The project will not create a significant adverse impact to the character-defining features, historic architectural character, or aesthetic interest or value of the residence. The property is important for its bungalow size and location on a historic portion of Sixth Street as opposed to its particular architectural style, historic integrity, or historic significance. The proposed project will maintain the home's diminutive size, while improving its connection to the street and providing a pleasant and inviting porch and outdoor space that will make the home more similar to surrounding properties. In addition, the applicants propose to reuse existing windows, doors, and exterior lights, and by matching the board-and-batten siding, and gable end vent, as well as roofing with the existing materials. Further, the proposed stone-wrapped covered porch with wood posts and stone base support strengthens the home's Craftsman Bungalow architectural style. Therefore, this project acts to add period-appropriate character to the residence (CMC 16.302.160.A.4)
- B. The project will not adversely impact the qualities of the existing home, including its relation to the street or public way and to other improvements and natural features, the texture, material, and color. In fact, the proposed project will noticeably enhance the existing home's relationship with the street, and the new landscaping will act to enhance the architecture of the structure. Located within the Historic Claremont neighborhood, this residence is within close vicinity to the Colleges and the Claremont Village and is a short block away

from the Claremont United Church of Christ, which was closely involved with the foundation of the community. The presence of the church brings a mixture of people and pedestrian activities into the Historic Claremont neighborhood.

This residence is one of the smallest homes in the City and is located on one of the smallest residential lots in the City. However, it is currently setback ten feet further than required in the zone pursuant to the Claremont Municipal Code – more than many of the homes within close vicinity. Therefore, it is presently fairly detached from the street and its heavily used sidewalk. With the proposed single-story addition to the front of the house, the house will be brought five and a half feet closer to the street and be more compatible with the neighborhood. Further, the proposed new covered porch, landscaped walkway, decorative pilasters made with locally sourced fieldstone, new arbor, and new planting will connect the residence with the street public realm. This neighborhood is characterized by fieldstone curb, and the applicants' proposal to use locally sourced fieldstone for the addition and front yard hardscape will enhance the rhythm of the street (CMC 16.302.160.A.6)

- C. The proposed porch addition and exterior changes are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and associated guidelines, as they are designed to enhance the historic nature, materials, design details, and massing of the existing home. The existing windows and front door will be preserved and reused. The applicants thoughtfully selected appropriate, cohesive design elements in terms of materials, roof line, and massing. (CMC 16.302.160.B.1)

SECTION 4. The Architectural and Preservation Commission hereby approves Architectural and Site Plan Review File #25-A08 based on the findings outlined in Sections A and B above, subject to the following Conditions of Approval:

- A. This approval is for the site plan, floor plan, and elevations for an addition, exterior remodel, covered porch, and front yard landscape and hardscape improvements to an existing 846-square-foot single-family residence located at 319 West Sixth Street as depicted on the project plans.
- B. This approval is valid for two years from the date of Architectural and Preservation Commission action. If building permits are not issued, or a time extension has not been granted during this time frame, this approval shall automatically expire without further action by the City. The Community Development Director is authorized to grant a one-year extension upon written request from the applicants if there are unavoidable delays.
- C. The applicant shall maintain and keep in place all other original windows and door(s) on the north, east, and west elevations of the house unless their replacement or removal are shown on the plans submitted.

D. Prior to the issuance of building permits, the applicants shall:

1. Obtain approval of the requested Minor Exception Permit from the Planning Division.
2. Submit a landscape plan for any proposed changes to front and backyard landscaping. The landscaping plan shall comply with the State's Model Water Efficient Landscaping Ordinance (MWELO).
3. Ascertain and comply with all requirements of the City's Building Division, including the submittal of complete architectural, electrical, mechanical, and structural plans duly wet stamped and signed by a licensed architect or engineer.
4. The construction documents submitted for plan check shall be in substantial conformance with the Architectural and Preservation Commission approval.
5. Ascertain and comply with the requirements of the Los Angeles County Fire Department.
6. Pay all outstanding development review fees associated with Architectural and Site Plan Review File #25-A08.
7. Pay all applicable development/impact fees in accordance with the latest fee schedule, in effect at the time of permit issuance. This section requires payment of development impact fees, including but not limited to:
 - a. Fire Facility fees
 - b. School Impact fees
 - c. Drainage fees

E. Prior to the issuance of any clearing/grubbing/and/or/grading permit, the applicants shall:

1. Submit a grading/drainage plan. Such a plan shall:
 - a. Delineate all proposed improvements, including but not limited to flat work, new residence and garage, accessory structures, entry gates, doors, walls, landscaping, etc.
 - b. Clearly identify public right-of-way improvements.
 - c. Delineate flow line/proposed drainage.

- d. Show any utility boxes found on the property. If relocation is required, the applicants shall make adequate arrangements with applicable utility companies.
 - e. Show existing and proposed sewer connections (backflow prevention device needed if upstream manhole is not lower than finished floors of all buildings).
 - f. Be in compliance with any applicable MS4 permit requirements, subject to the review and approval of the City Engineer. The developer shall work with the City to ensure compliance with all applicable MS4 requirements.
- 2. Submit a compaction test for grading pad(s).
- 3. Prepare and submit a soils report, which addresses the geology, stability of the site, and grading requirements. Following rough-grade completion compaction tests shall be conducted within the pad areas and compaction test reports shall be submitted to the City.
- 4. Be in compliance with all water, wastewater, and hydrological requirements. This include, but is not limited to:
 - a. Maximize the percentage of pervious surface to allow percolation of storm water into the ground.
 - b. Minimize the quantity of storm water directed to impervious surfaces and the City's Municipal Separate Storm Water Sewer System (MS4).
 - c. Direct roof-runoff to landscape areas.
 - d. Do not discharge site drainage through underground pipes or any other conveyance to the City's MS4.
- F. During grading and construction operations, the applicants shall:
 - 1. Implement best available control measures (BACMs) to minimize nuisance levels of construction activity emissions, such as dust, emissions, and off-site impacts. BACMs shall include, but are 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, or dusty material.
 - e. Cover or water twice daily any on-site stockpiles of debris, dirt, or dusty material.
 - f. Suspend all operations on any unpaved surface if winds exceed 25 mph.
 - g. Hydro-seed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.
 - h. Require 90-day low-Nox 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 off-site.
 - n. Wash or sweep access points daily.
 - o. Encourage receipt of material during non-peak traffic hours.
 - p. Sandbag construction sites for erosion control.
2. Ensure the following measures are observed during all construction-related activities for the project:
- a. The hours of construction operation are limited to the hours from 7 AM to 8 PM, Monday to Saturday. No construction activity is allowed on Sundays and Federal holidays.
 - b. Staging areas shall be located away from any existing residences as determined by the Building Official.
 - c. All construction equipment shall use properly operating mufflers.
- G. Prior to the release of the grading deposit, the improvements authorized by the grading permit shall be completed to the satisfaction of the City Engineer.
- H. During the course of all on-site grading and construction activity, the applicants shall employ adequate dust control measures in accordance with the California Building Code, SCAQMD, and City requirements to minimize fugitive dust.

- I. The applicants shall notify staff when all outside lighting fixtures become fully functional in order to commence a 30-day illumination review by the City. If illumination levels, glare, or readability area are found to be unacceptable, then the applicants will be directed to modify the light(s) as necessary to be within acceptable limitations.
- J. Noise sources associated with construction activities shall not exceed the noise levels as set forth in Section 16.154.020(f) of the Claremont Municipal Code.
- K. 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.
- L. The applicants/owners, 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 applicants/owners shall reimburse the City et al for any court costs and attorney fees which 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 applicants/owners of its obligation hereunder.
- M. 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 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 applicants agreed to when permits were pulled to construct the proposed project.

SECTION 5. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission's secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 10th day of December, 2025.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary