

ARCHITECTURAL AND PRESERVATION COMMISSION RESOLUTION NO. 2025-__

A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING SIGN REVIEW FILE #24-S06, FOR A PROPOSED SIGN PROGRAM INCLUDING UP TO FOUR NEW SIGNS, LOCATED AT 985 and 987 FOOTHILL BOULEVARD. APPLICANT: REDITUS HOLDINGS III LLC

WHEREAS, on December 10, 2024, the applicant filed a request to propose a new sign program, including up to four new signs, to be located at the above-referenced address; and

WHEREAS, the project site has a General Plan designation of “Mixed Use” and a Zoning designation of “Mixed Use” (MU3), which allows for an emphasis on ground floor retail along Foothill Boulevard with residential uses permitted on upper floors and/or as a transition to adjacent single-family residential development; and

WHEREAS, on May 14, 2025, notice of the public hearing was mailed to owners of properties in a 300-foot radius of the site and other interested parties; and

WHEREAS, the Architectural and Preservation Commission held a public hearing on May 28, 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 pursuant to Section 15311 (a), which exempts construction of minor structures accessory to existing commercial or institutional facilities including on-premise signs. Therefore, no further environmental review is necessary.

SECTION 2. The Architectural and Preservation Commission makes the following findings, required under Claremont Municipal Code Section 18.025.120.D.:

- A. The proposed revised sign program is consistent with the intent of the sign regulations set forth in Chapter 18.000 in that the proposed project will utilize high-quality, long-lasting materials.
- B. Furthermore, the design of the signs, perhaps except for the use of raceways, is in keeping with the type of signs encouraged in the MU3 zoning district and are designed to minimize physical damage and visual clutter of the existing

commercial buildings. Although, initially wary of the use of raceways, Staff feels that they are being used appropriately given the architecture of the existing buildings and that the proposed raceways are relatively thin and will be painted to match the color of the façade.

- C. As approved, the proposed signage is designed to be complementary to the architecture and color palette of the existing buildings while providing a distinctive visual element in the Mixed-Use district that reflects the use of the space as a multi-tenant business park. Furthermore, the signage is intended to help ensure the visibility of the commercial center given its setback from the main avenue of travel through the MU# district in this area, Foothill Boulevard.
- D. The proposed signage will not create a negative impact on other nearby properties, in that the signs are designed to serve the needs of the business park while not obstructing vehicle or pedestrian sight lines needed for safety, and by not obstructing views to adjacent signs or buildings. In addition, the lighting proposed for the signs will not pose negative impacts to adjacent properties, as the applicant will be required to address any issues that might occur through a 30-day lighting level review process.
- E. The proposed signs are consistent with the goals and policies of the Claremont General Plan in that the signs present engaging signage to attract patrons traveling throughout the MU3 District and along Foothill Boulevard while still respecting the proximity of the subject property to residential areas and both the new color palette of the business park and will improve the visibility of a tenant that will be adaptively restoring and reusing the property for a highly appropriate, commercial, professional or retail use.
- F. The proposed sign program 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. Even though the site possesses some visibility constraints that may limit the site and signage from the view of passing vehicles or pedestrians due to the setback of the property, the proposed sign program falls within the standards put forth by the Claremont Municipal Code for signage in the MU3 district.

SECTION 3. The Architectural and Preservation Commission finds that the review criteria of Section 16.300.060.A of the Claremont Municipal Code can be met in regard to the above-described project as follows:

- A. **Conformity with Development Standards** – The proposed development is in conformity with all development standards of the Claremont Village (CV) District as described in the staff report and as follows:

1. **Setbacks:** The project complies with setback requirements for the CV District and the scope of work entails minor structures being constructed in compliance with Architectural Commission approvals.
 2. **Sign Area:** The proposed signs will have an aggregate area of 78.5 square feet which is less than the maximum permitted sign area of 110 square feet.
 3. **Sign Height:** At approximately ten feet, two inches in height, the proposed light box sign is taller than the maximum 5-foot height permitted in the sign code; however, the Architectural Commission approved a sign variance to allow an increase in Resolution No 2016-02 up to eight feet within the existing sign program to compensate for the visibility constraints at the subject property. The light boxes will be redesigned to meet this height limit or replaced with an alternative type of signage that complies with the City's sign code.
- B. **General Plan Consistency** - The proposed signs are consistent with the following goals and policies of the Claremont General Plan:
1. Establish thresholds and entryways to our neighborhoods and streets that make positive impressions of our neighborhoods (Goal 2-8) – as the signs present engaging signage to attract patrons traveling throughout the MU3 District and along Foothill Boulevard while still respecting the proximity of the subject property to residential areas.
 2. Continue to support retention and/or adaptive reuse of existing buildings where possible (Policy 2-14.6) – as the existing buildings have been refurbished and repainted, the new proposed signage will now be cohesive with both the new color palette of the business park and improve the visibility of a tenant that will be adaptively restoring and reusing the property for a highly appropriate, commercial, professional or retail use.
- C. **Compatibility of Form with Surrounding Development** – The sign designs will be compatible with surrounding uses and structures in that they provide distinct, attractive, pedestrian-oriented signage in the MU3 district that are appropriately positioned on the façade of the existing buildings.
- D. **Compatibility of Quality with Surrounding Development** – The proposed signs are constructed of high-quality materials, are equipped with appropriate illumination and will blend well with the architecture and uses found in the MU3 zone.
- E. **Internal Consistency of Design** - All elevations of the proposed signs and walls are architecturally treated in a consistent manner and include high quality materials. Each sign respects the architectural character of the commercial center in a variety of ways as well as reflecting the use of the building for a variety of commercial, professional, or retail uses.
- F. **Privacy** – The proposed new signs are not anticipated to have an impact on the privacy of nearby buildings or on the privacy of nearby residential neighborhoods.

They add updated and cohesive identification of the current use of the commercial center without appearing to be overwhelming or menacing to the public as the proposed signs will continue to be oriented toward the center portion of the property away from direct position into residential areas.

- G. **Internal Circulation** - The proposed signs will not significantly change the use of the property and are therefore not anticipated to have a negative impact on existing circulation patterns in the vicinity of the project. Given that the signs are likely to improve visibility of the commercial center from the public right-of-way, the signs may actually improve circulation in and around the business park at large.
- H. **Sustainability** - The proposed signs include high-efficiency LED illumination to minimize energy use at the facility.
- I. **Tree Preservation** – The signs will not impact any existing significant trees on the site.
- J. **Light and Air** - The proposed project will not unreasonably impinge on neighbors' existing access to light or use of prevailing winds for natural ventilation, nor will it cast a shadow over an existing solar energy system (active or passive), in that the project only entails the construction of relatively small signs mounted to existing buildings which will face the interior of the subject property ; none of which are capable of significantly impacting access to light and air for surrounding properties.
- K. **Environmental Protections** - The proposed development 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 project will not be detrimental to the public interest, health, safety, convenience, or welfare. The signs meet development standards, meet the intent of the MU3 zoning district, and are designed to be consistent with the architecture and colors of the existing buildings at the subject property. In addition, all new signs will be mounted securely to allow adequate visibility for cars and pedestrians in the area.

SECTION 4. The Architectural and Preservation Commission hereby approves Sign Review (File #24-S06), based on the findings outlined in Sections A through E above, and subject to the following conditions of approval:

- A. This approval is for a proposed sign program allowing up to four types of signs, including primary tenant signage, general tenant signage, window signage, and building identification signage at the existing commercial center located at 985 and 987 W. Foothill Avenue. Construction of all signs shall be in substantial compliance with the plans approved by the Architectural and Preservation Commission.

- B. This approval is valid for two years from the date of the Architectural and Preservation Commission action. If building permits to install the approved signs are not issued or a time extension has not been granted during this time frame, this architectural approval shall automatically expire without further action by the City. The Director of Community Development is hereby authorized to grant a one-year extension upon a written request from the applicant that there were unavoidable delays.
- C. Noise sources associated with construction activities shall not exceed the noise levels as set forth in Chapter 16.154 of the Municipal Code. In addition, construction activities shall be limited to weekdays and Saturdays between the hours of 7:00 AM and 8:00 PM.
- D. The applicant shall notify staff when illumination for the signs becomes functional so that the City may commence a thirty-day lighting level review. 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.
- E. 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 Municipal Code.
- F. 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 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.
- G. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City may result in failure to obtain a building final and/or a certificate of occupancy until 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 5. The Architectural and Preservation 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 11th day of June, 2025.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary