

**CLAREMONT CITY COUNCIL, FINANCING AUTHORITY, AND  
SUCCESSOR AGENCY TO THE CLAREMONT  
REDEVELOPMENT AGENCY  
MEETING AGENDA**

*“We are a vibrant, livable, and inclusive community dedicated to quality services,  
safety, financial strength, sustainability, preservation, and progress  
with equal representation for our community.”*

**City Council Chamber  
225 Second Street  
Claremont, CA 91711**



**Tuesday  
December 09, 2025  
6:30 PM**

**COUNCILMEMBERS**

**COREY CALAYCAY  
MAYOR**

**JED LEANO**

**ED REECE**

**JENNIFER STARK**

**SAL MEDINA**

Meetings are open to the public for in-person attendance. The meeting will be live streamed via Zoom, technology permitting. Members of the public will not be able to provide public comment via Zoom. To watch the meeting via Zoom, use the following link: <https://zoom.us/j/256208090>. To listen via telephone dial (213)338-8477, Webinar ID: 256 208 090. The recorded meeting will be uploaded to the City website and archived.

**OPTIONS FOR PUBLIC COMMENT**

Public comment may be provided by one of the following methods. Each speaker will be given up to three (3) minutes to provide their comment.

**IN-PERSON LIVE COMMENTS**

When public comment is announced, please proceed to the podium one by one.

**E-MAIL/MAIL**

Written comments sent to the City Clerk's office will be distributed to the City Council and imaged into the record of the meeting. Email: [cityclerk@claremontca.gov](mailto:cityclerk@claremontca.gov). Mail: PO Box 880, Claremont, CA 91711. Written comments submitted after publication of the agenda will be made available in the document archive system on the City website as soon as possible - [www.claremontca.gov](http://www.claremontca.gov).

**For assistance, comments, or more information please contact the City Clerk's Office:  
email: [cityclerk@claremontca.gov](mailto:cityclerk@claremontca.gov); phone: (909) 399-5461 or (909) 399-5463.**

---

## CALL TO ORDER THE MEETING OF THE CITY COUNCIL/FINANCING AUTHORITY/SUCCESSOR AGENCY TO THE CLAREMONT REDEVELOPMENT AGENCY

The Financing Authority was established by the City Council on July 24, 2001 for the purpose of refinancing existing bonded indebtedness and financing additional monies to be used for land acquisition related to the Village Expansion project and open space preservation. The Authority will remain in existence so long as any bonds remain outstanding; and is required to hold an annual meeting on the second Tuesday in December of each year.

### PLEDGE OF ALLEGIANCE

### MOMENT OF SILENCE

### ROLL CALL

### CLOSED SESSION REPORT

### CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

#### *Announcements:*

*Claremont Helen Renwick Library Updates*  
*Outside Public Agency Representative Updates*

#### *Staff Introduction:*

*Michael Dela Cruz, Assistant Engineer*

### FEDERAL HOLIDAYS

*Christmas Day, December 25, 2025*  
*New Year's Day, January 1, 2026*

### MAYOR AND COUNCIL

#### Council Item

#### 1. APPOINTMENT OF A MAYOR AND VICE MAYOR FOR THE UPCOMING YEAR

**Recommendation:** Staff recommends the City Council:

- A. Hear nominations and vote for the office of Mayor;
- B. Hear nominations and vote for the office of Vice Mayor; and
- C. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPOINTING A MAYOR AND A VICE MAYOR EACH TO A ONE-YEAR TERM.

**Attachment(s):** Resolution Appointment a Mayor and Vice Mayor

## Council Assignment Reports

City Councilmembers may serve as representatives on regional organizations. This time is allocated for reports about their activities. For information about the Council's local, intergovernmental and regional appointments please visit the City website: <https://www.claremontca.gov/Government/City-Council/Council-Appointments>.

## CITY MANAGER REPORT

### PUBLIC COMMENT

The Council has set aside this time for persons who wish to comment on items that are not listed on the agenda, but are within the jurisdiction of the City Council. Members of the public will have the opportunity to address the City Council regarding all items on the agenda at the time the Council considers those items.

General public comment will be taken for 30 minutes and will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the City Council from taking action on oral requests relating to items that are not on the agenda. The Council may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

### CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine. The City Council may act on these items by one motion following public comment. Only Councilmembers may pull an item from the Consent Calendar for discussion, reading of resolutions and ordinances will be waived.

#### 2. ADOPTION OF A RESOLUTION APPROVING CITY WARRANT REGISTERS

**Recommendation:** Staff recommends the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated December 4, 2025.

**Attachment(s):** Resolution Approving City Warrant Register Dated December 4, 2025

#### 3. CITY COUNCIL MINUTES OF NOVEMBER 25, 2025 (REGULAR)

**Recommendation:** Staff recommends the City Council approve the regular City Council meeting minutes of November 25, 2025.

**Attachment(s):** Draft Regular Meeting Minutes of November 25, 2025

4. APPROVAL OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 26-27) OF THE DISSOLVED CLAREMONT REDEVELOPMENT AGENCY FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027(FUNDING SOURCE: SUCCESSOR AGENCY FUNDS)

**Recommendation:** Staff recommends the Successor Agency Board adopt A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY TO THE CITY OF CLAREMONT APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027.

**Attachment(s):** Resolution Approving the 2026-27 ROPS

5. RESOLUTION DESIGNATING 611 WEST EIGHTH STREET AS A CULTURAL RESOURCE AND ADDING THE PROPERTY TO THE REGISTER OF STRUCTURES OF HISTORICAL AND ARCHITECTURAL MERIT OF THE CITY OF CLAREMONT. APPLICANTS - DAVID MEDAK AND ELENA ESQUIBEL

**Recommendation:** Staff recommends the City Council:

A. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING REGISTER LISTING #25-RL02, DESIGNATING 611 WEST EIGHTH STREET AS A CULTURAL RESOURCE, AND ADDING THE PROPERTY TO THE REGISTER OF STRUCTURES OF HISTORICAL AND ARCHITECTURAL MERIT OF THE CITY OF CLAREMONT. APPLICANTS - DAVID MEDAK AND ELENA ESQUIBEL; and

B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

**Attachment(s):** Draft Resolution  
Architectural and Preservation Commission Resolution No. 2025-14  
Application  
2010 Primary Record by Ginger Elliot of Claremont Heritage  
Photo Survey  
Excerpts From Women of Claremont by Judy Wright  
Chapter 16.302 Cultural Resources Preservation

6. HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA01, BETWEEN THE CITY OF CLAREMONT AND DAVID MEDAK AND ELENA ESQUIBEL, PROPERTY OWNERS OF 611 WEST EIGHTH STREET

**Recommendation:** Staff recommends the City Council:

A. Approve and authorize the City Manager to execute the Historical Property (Mills Act) Agreement between the City of Claremont and David Medak and Elena Esquibel, property owners of 611 West Eighth Street; and

B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

---

**Attachment(s):**     Draft Mills Act Contract  
                                 Estimated Tax Savings Calculations  
                                 City Council Resolution No. 2012-75  
                                 Schedule of Improvements  
                                 Photo Survey  
                                 Architectural and Preservation Commission Resolution No. 2025-15  
                                 Excerpts From Women of Claremont by Judy Wright  
                                 2010 Primary Record by Ginger Elliot of Claremont Heritage

7. HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA03, BETWEEN THE CITY OF CLAREMONT AND RILEY RICHARDS AND AVALON ALVA-RICHARDS, PROPERTY OWNERS OF 424 HARRISON AVENUE

**Recommendation:**     Staff recommends the City Council:

                                 A. Approve and authorize the City Manager to execute the Historical Property (Mills Act) Agreement between the City of Claremont and Riley Richards and Avalon Alva-Richards, property owners of 424 Harrison Avenue; and

                                 B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

**Attachment(s):**     Draft Mills Act Contract  
                                 Estimated Tax Savings Calculations  
                                 City Council Resolution No. 2012-75  
                                 Schedule of Improvements  
                                 Photo Survey  
                                 Architectural and Preservation Commission Resolution No. 2025-19  
                                 Primary Historic Record for the Property

8. HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA04, BETWEEN THE CITY OF CLAREMONT AND DAVID RYAN AND JACQUELINE MUHR, PROPERTY OWNERS OF 1111 NORTH INDIAN HILL BOULEVARD

**Recommendation:**     Staff recommends that the City Council:

                                 A. Approve and authorize the City Manager to execute the Historical Property (Mills Act) Agreement between the City of Claremont and David Ryan and Jacqueline Muhr, property owners of 1111 North Indian Hill Boulevard; and

                                 B. Find this item is exempt under the California Environmental Quality Act (CEQA).

---

**Attachment(s):**     Draft Mills Act Contract  
                              Estimated Tax Savings Calculations  
                              City Council Resolution No. 2012-75  
                              Improvement Plan  
                              Photo Survey  
                              Architectural and Preservation Commission Resolution No. 2025-20  
                              Historic Registry  
                              Claremont Home Tour  
                              Mary Ilsley Interview  
                              Pictorial History of Claremont Reference

9. RESOLUTION DESIGNATING 1230 HARVARD AVENUE AS A CULTURAL RESOURCE AND ADDING THE PROPERTY TO THE REGISTER OF STRUCTURES OF HISTORICAL AND ARCHITECTURAL MERIT OF THE CITY OF CLAREMONT. APPLICANTS - NICKOLAS SIFUENTES AND SCOTT SHAW

**Recommendation:**     Staff recommends the City Council:

                                  A. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING REGISTER LISTING #25-RL04, DESIGNATING 1230 HARVARD AVENUE AS A CULTURAL RESOURCE AND ADDING THE PROPERTY TO THE REGISTER OF STRUCTURES OF HISTORICAL AND ARCHITECTURAL MERIT OF THE CITY OF CLAREMONT. APPLICANTS - NICKOLAS SIFUENTES AND SCOTT SHAW; and

                                  B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

**Attachment(s):**     Draft Resolution  
                              Application  
                              Photo Survey  
                              References and Historical Documentation  
                              Chapter 16.302 Cultural Resources Preservation  
                              Architectural and Preservation Commission Resolution No. 2025-16

10. HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA05, BETWEEN THE CITY AND NICKOLAS SIFUENTES AND SCOTT SHAW, PROPERTY OWNERS OF 1230 HARVARD AVENUE

**Recommendation:**     Staff recommends the City Council:

                                  A. Approve and authorize the City Manager to execute the Historical Property (Mills Act) Agreement between the City of Claremont and Nickolas Sifuentes and Scott Shaw, property owners of 1230 Harvard Avenue; and

                                  B. Find this item is exempt from review under the California Environmental Quality Act (CEQA).

---

**Attachment(s):**     Draft Mills Act Contract  
                                 Estimated Tax Savings Calculations  
                                 City Council Resolution No. 2012-75  
                                 Schedule of Improvements  
                                 Photo Survey  
                                 Architectural and Preservation Commission Resolution No. 2025-17

11. ACCEPTANCE OF PUBLIC IMPROVEMENTS AND RELEASE OF SUBDIVISION  
IMPROVEMENT BONDS FOR FINAL TRACT NO. 82123. APPLICANT - CLAREMONT 96  
DEVELOPMENT LLC

**Recommendation:**     Staff recommends the City Council accept and approve the public improvements and release the applicable improvements bonds for Final Tract Map No. 82123.

**Attachment(s):**     Tract Map No. 82123  
                                 Resolution No. 2021-24

**PUBLIC HEARINGS - None**

**ORDINANCES - None**

**ADMINISTRATIVE ITEMS - None**

**CONTINUED PUBLIC COMMENT**

This time is reserved for those persons who were unable to speak earlier in the agenda because of the 30-minute time restriction.

**COMMISSIONS/COMMITTEES**

*Public Art Committee, One Vacancy*

**ADJOURNMENT**

THE REGULAR CLAREMONT CITY COUNCIL MEETING OF DECEMBER 23, 2025 HAS BEEN CANCELLED.

THE NEXT REGULAR MEETING OF THE CLAREMONT CITY COUNCIL WILL BE HELD ON TUESDAY, JANUARY 13, 2026.

---

**A LOOK AHEAD – Upcoming Meetings and Tentative Agenda Items**

***Recognition of Village Marketing Group for Sponsorship of 2025 Holiday Promenade  
and Tree Lighting Ceremony***

***Helen Renwick Library Program and Activities Update***

***Outside Public Agency Representative Updates***

***Confirmation of City Council Local and Regional Appointments***

***Resolutions Approving City Warrant Registers Dated December 18, 2025  
and January 1, 2026***

***Draft Minutes of the December 9, 2025 Regular City Council Meeting***

***Amendment to Lease for ABC's Preschool at the Alexander Hughes Community Center***

***Award of Contract for Claremont Hills Wilderness Park Fencing Installation***

***Amendment to Contract with Blais & Associates for Grant Research and  
Management Services***

***Amendment to Claremont Municipal Code Title 18 - Prohibited Form of Signs for  
the Commercial Freeway Zone***

***Blaisdell Preserve Relinquishment Discussion***

***Approval of Emergency Operations Plan as Recommended by the Ad Hoc  
Emergency Preparedness Committee***

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, SHELLEY DESAUTELS, CITY CLERK OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON DECEMBER 4, 2025, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: December 10, 2025