

RESOLUTION NO. 2025-**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #24-C06, TO ALLOW DEVELOPMENT OF A NEW THREE-STORY MIXED-USE RESIDENTIAL BUILDING IN THE CLAREMONT VILLAGE LOCATED AT 115 HARVARD PLACE – APPLICANT – THE TUCKER SCHOEMAN VENTURE**

WHEREAS, on December 16, 2025, the applicant filed a request for Conditional Use Permit (CUP) to develop a new three-story mixed-use residential building in the Claremont Village, which requires approval of a CUP pursuant to the Claremont Municipal Code; and

WHEREAS, Assembly Bill 2097 (AB 2097) went into effect on January 1, 2023, which prohibits cities from imposing minimum parking requirements for development projects located within a one-half mile of qualifying public transit stops; and

WHEREAS, the Claremont Depot Metrolink Station qualifies as a Major Transit Stop and the subject property is located within a one-half mile radius of this transit stop, allowing it to take advantage of the provisions of AB 2097); and

WHEREAS, on August 20, 2025, the site was posted, and a notice of public hearing regarding the Planning Commission hearing on the CUP request was posted on the City Hall bulletin board, posted as a legal ad in the Claremont Courier, and mailed to surrounding property owners in a 300-foot radius of the subject site; and

WHEREAS, on September 2, 2025, the Planning Commission held a public hearing at which time all persons wishing to testify in connection with the Conditional Use Permit request were heard and said proposal was fully studied.

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

SECTION 1. The Planning Commission has determined that the proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32) for in-fill development projects, in that the proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32) for in-fill development projects, in that the project is consistent with the General Plan and with the applicable zoning regulations in that the project site is designated and zoned for mixed-use development. The project is on a site of no more than five acres surrounded by urban uses, including residential and commercial uses. The site has no value as habitat for endangered, rare, or threatened species, as it is already developed. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The property is located within a fully urbanized area and is served by existing infrastructure and public services, including water, sewer, electricity, fire protection, police, and solid waste.

In addition, the structure is exempt under 15303 (b.) as it is a multi-family residential structure totaling no more than four dwelling units in an urbanized area and under 15303 (c.) for an office professional use not exceeding 2,500 square feet in floor area.

Lastly, Exception 15.300.2 (f) does not apply as the proposed building has been designed and sited in a manner that avoids resulting in a substantial adverse change to the historic resource. Specifically, the new three-story structure will be located at the rear of the property, behind the historic building, thereby preserving the historic structure's visibility, prominence, and relationship to the street. The proposed development will not alter the character-defining features, materials, or design integrity of the historic resource.

Therefore, no further environmental review is required under CEQA.

SECTION 2. The Planning Commission finds that the review criteria of Section 16.303.040 of the Claremont Municipal Code (CMC) can be met regarding the above-described project as follows:

- A. The subject site is adequate in size and shape to accommodate the proposed development of one new commercial and four new residential units to the existing lot at 115 Harvard Place. The new building will be located in the southwest corner of the property, with zero setbacks along the western and southern property lines. In accordance with Claremont Village zoning development standards, no setbacks are required where the site does not abut residentially zoned properties. The proposed building height is 32 feet, which is within the maximum allowable height of 40 feet for the zone. Additionally, the project complies with the zone's three-story height limitation.

While the provision of no on-site vehicular parking spaces clearly falls short of the Code-required parking, AB 2097 prohibits cities from imposing minimum parking requirements for development projects located within one-half mile of a major transit stop. While no new parking spaces would be provided in conjunction with the new uses approved herein, the walkable, amenity-rich context of the Claremont Village allows the introduction of residential units without having to provide dedicated parking for these units.

- B. The proposed mixed-use development relates appropriately to streets and highways properly designed to carry the type and quantity of traffic generated by the subject use. The property is located in the center of the block between North College Avenue and North Harvard Avenue in the Claremont Village. Vehicular access to the property is provided via Harvard Place, where vehicles can enter from either west First Street or west Second Street. The additional traffic generated by the new residential use (where residents will not have dedicated on-site parking) does not represent a significant increase in traffic on surrounding streets, which are designed to carry high volumes of traffic stemming from the vibrant mix of uses present in the Claremont Village.
- C. The proposed project, which adds four residential units and one commercial professional unit, is appropriate for and compatible with the surrounding urban context and will not impair the integrity or character of the Claremont Village zoning district in which it is located. The Village is characterized by its mix of retail, hospitality, public, office, and residential uses set in a walkable, urban context. The proximity of public transit located at the south of the CV district provides the opportunity to take advantage of the vibrant mix of uses without relying on the use

of a vehicle. The creation of continued residential uses across all three floors of the proposed building, along with the proposed ground-floor commercial tenant, activates the property with day-through-night uses contributing to the vibrant Village milieu and allows for future residents of the property to take advantage of the Village's rich amenities. The design of the building introduces this new density in a manner that respects surrounding development in terms of massing, design, and historic character. Additionally, the design meets all development standards outside of parking requirements, which are addressed above in Finding A.

- D. The proposed mixed-use development is not contrary to the General Plan. Rather, this approval will support the following General Plan goals:
- i. *Encourage sustainable development that incorporates green building best practices and involves the reuse of previously developed property (Policy 2-1.1);* in that the proposed project promotes a sustainable lifestyle that takes advantage of the Village's walkable character and doesn't rely on regular vehicle use.
 - ii. *Utilize mixed-use development to create unique and varied housing, where appropriate (Policy 2-3.2) and;* in that the project seizes upon an opportunity presented by new state laws that decouple new housing development from parking requirements, allowing for the introduction of small-scale residential uses in Claremont's urban core where they previously would not have been possible given the constrained availability of land to provide on-site parking. The project will help meet an unmet demand for housing in the Claremont Core and Claremont's housing goals.
 - iii. *Continue to encourage pride in the quality and character of historic areas. (Policy 2-14.3);* in that the proposed project creates new housing opportunities in a unique location that builds upon the synergies present in the historic Village, contributing to its function as the social and mercantile core of the City. The additions to the building are sensitively designed to introduce a new use to the property without detracting from the quality and character of this important Village property.
- E. The proposed use will not endanger or otherwise constitute a menace to the public health, safety, or welfare in that the use will not significantly alter the use patterns of the subject site and surrounding Village core nor will it introduce use patterns that would constitute a menace to the public health, safety or general welfare.

SECTION 3. The Planning Commission hereby approves Conditional Use Permit (File #24-C06), based on the findings of Section 16.303.040 of the Claremont Municipal Code outlined in Section 2 above, and subject to the following conditions:

- A. This approval is for the site plan, floor plans, and elevations for the development of a new three-story mixed-use residential building located at 115 Harvard Place. The proposed 2,715 square-foot unit will consist of one commercial professional unit and four residential units.
- B. This approval is valid for two years from the date of Planning Commission action. If Architectural and Preservation Commission approval of the project's proposed design is not obtained, or 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 applicant that there were unavoidable delays.

- C. If any portion of the project described in Condition A is discontinued or altered without prior approval of an amendment to the CUP, the matter may be referred to the Planning Commission to initiate the proceedings for the revocation of this CUP.
- D. Prior to the issuance of demolition or building permits, the applicant shall:
 - i. Gain Architectural and Preservation Commission approval of the Architectural and Design Review for the project.
 - ii. Submit a complete voluntary lot merger application and pay all associate fees to the Planning and Engineering Divisions.
 - iii. Ascertain and comply with all requirements of the City's Building and Engineering Divisions, including the submittal of complete architectural, electrical, mechanical, and structural plans duly wet stamped and signed by a licensed architect or engineer.
 - iv. The construction documents submitted for plan check shall be in substantial conformance with both the plans approved herein and those approved by the Architectural and Preservation Commission, and include any revisions that may be required during the Architectural and Preservation Commission's review of the project.
 - v. Pay all outstanding development review fees associated with this review of file #24-C06.
- E. Any signage proposed for the use shall be reviewed and approved by the City pursuant to the review responsibilities outlined in Title 18 of the Claremont Municipal Code and shall fully comply with all applicable City regulations and standards.
- F. To ensure compliance with the provisions of this 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.
- G. 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.
- H. 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.

- I. 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 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 2nd day of September 2025.

Planning Commission Chair

ATTEST:

Planning Commission Secretary