

**RESOLUTION NO. 2026-****A RESOLUTION OF THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #26-A04, FOR SITING AN EXISTING RESIDENTIAL STRUCTURE RELOCATED FROM 240 EAST ELEVENTH STREET ON THE VACANT LOT AT 130 EAST FOOTHILL BOULEVARD. APPLICANT – SCRIPPS COLLEGE**

**WHEREAS**, on July 23, 2025, the Architectural and Preservation Commission approved Scripps College's proposal for adaptive reuse of the former Arts building at 251 East Tenth Street and the addition of a new three-story building located at the north end of the existing building for a new Dance/Psychology building on a 1.65-acre site (#24-A10). The project site was located on the west side of North Columbia Avenue, between Tenth and Eleventh Streets; and

**WHEREAS**, the project site included an existing 1925 residential building located at 240 East Eleventh Street (240 House) that was converted to office use. Although the structure exhibited quality architectural character and integrity, it was deemed not a historic resource, and was required to be removed or demolished from the site to make room for the construction of the proposed Dance/Psychology building; and

**WHEREAS**, to avoid demolition of the residential structure, the applicant is proposing to relocate the 240 House to a parcel located at 130 East Foothill Boulevard owned by the Claremont Graduate University; and

**WHEREAS**, the applicant will rent the 240 House from Claremont Graduate University and repurpose it as a dormitory for twelve students; and

**WHEREAS**, relocations of non-single-family residential buildings within and into the City require approval of an Architectural and Site Plan Review by the Architectural and Preservation Commission pursuant to Claremont Municipal Code (CMC) Section 16.300.030.B; and

**WHEREAS**, on April 29, 2026, the Architectural and Preservation Commission reviewed the proposed Project 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.** The Architectural and Preservation Commission finds that the Project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061 for Class 32 Exemption, in that the Project is consistent with the City's applicable land use regulations, proposed on an infill site that is less than five acres in size, and is not anticipated to result in any significant environmental impacts. Further, the project does not meet any exceptions to categorical

exemptions under CEQA Guidelines Section 15300.2. 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 met regarding the above-described project as follows:

- A. **Conformity with Development Standards** – The Project is in conformity with the standards of Title 16 of the Municipal Code and other applicable ordinances and regulations, including the development requirements for the Institution Educational (IE) zoning district, except for the front/south setback and the left/west setback, where the property boundary is separated from a residential district by a street or alley.

Section 16.039.050.A. of the Claremont Municipal Code requires a 25-foot setback where a property zoned Educational Institution (IE) is separated from a residential district by a street or alley. This scenario applies to both the front/south and the left/west elevations, where the project site is separated from the side and rear yards of residential properties zoned RS 8,000 by North Dartmouth Place and Alley 31. The applicant is proposing only a 21-foot setback for the Alley 31 (West) side setback and a 20-foot setback from the front/south property line, which fronts North Dartmouth Place (also an alley). With the approval of the Minor Exception Permit (MEP) allowing for a 20% (up to five feet) reduction of the front and alley side setbacks, the property can be in compliance with the setback development standard. The granting of the MEP is appropriate as there are many existing residential structures along North Dartmouth Place and Alley 31 that do not meet the required eight-foot side and rear setbacks for the RS 8,000 zone. In fact, of the ten residential properties along North Dartmouth Place and Alley 31, only three properties complied with the required eight-foot side and rear setback requirements. Two properties (1200 and 1208 North College Avenue) currently have zero setback from Alley 31, while an additional two properties (1280 North College Avenue and 136 North Dartmouth Place) only provide a three-foot setback. Therefore, the applicant's proposed 20 and 21-foot setback is consistent with the built environment and the character of the neighborhood.

- B. **General Plan Consistency** – The Project is consistent with the goals and policies of the General Plan in that the policies of the General Plan encourage:
1. Sustainable development that incorporates green building best practices and involves the reuse of previously developed property and vacant sites within a built-up area (Policy 2-1.1).
  2. Collaboration 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).

3. Encourage new developments to incorporate drought-tolerant and native landscaping that is pedestrian-friendly, attractive, and consistent with the landscaped character of Claremont (Policy 2-12.3).
  4. A variety of architectural styles for new and renovated structures that reflect the local architectural characteristics (Policy 2-11.1).
- C. **General Plan Consistency** – The building will not visually dominate or interfere with the established development pattern of the neighborhood. In addition, it is also compatible with surrounding development as the placement, height and bulk, and the exterior materials of the Project are consistent with the characteristics of the existing Claremont Graduate University campus in that this portion of the campus is developed with a number of smaller buildings for faculty offices and campus facilities office. The Building is anticipated to blend seamlessly into this portion of the Claremont Graduate University campus.
- D. **Compatibility of Quality with Surrounding Development** – The exterior features and appearance of the 240 House maintain high-quality design and character that is compatible with the surrounding development of the parcel to which it will be relocated. The 240 House is of Tudor style architecture and will improve the current appearance of Alley 31, as the existing curb appeal offers views of garages, garden walls, and fences. Furthermore, the applicant proposes to install new landscaping around the relocated house and the proposed garage, which will further improve the existing appearance of this portion of the campus.
- E. **Internal Consistency of Design** – All elevations of the 240 House, which was initially constructed in Tudor architectural style in 1925, will be preserved with no exterior changes proposed. Therefore, the structure will be architecturally treated in a consistent manner in that all elevations of the proposed building utilize the same high-quality materials, colors and design features.
- F. **Privacy** – The proposed placement of the 240 House on the subject parcel is designed to respect the privacy of adjacent properties to the greatest extent possible, in that the Project is surrounded by other institutional buildings and the garages of adjacent residential homes. Therefore, no undue privacy impact is anticipated.
- G. **Internal Circulation** – The site plan provides convenient pedestrian access to the front door, rear door, and the proposed garage with a series of walkways that are accessed from North Dartmouth Avenue and Alley 31. Furthermore, a handicap ramp is proposed to be installed to provide access to the front door.
- H. **Sustainability** – The proposed relocation of the 240 House is to preserve and adaptively reuse an existing structure, which is viewed as a highly sustainable form of development. In addition, by providing students with easy pedestrian access to nearby campuses, services, retail, restaurants and transit stops, the

project is expected to increase pedestrian trips and transit use in the area, thereby furthering the City's sustainability goals.

- I. **Tree Preservation** – The applicant has been working closely with the City and with a licensed arborist to ensure that no existing trees will be impacted on the site, and care was also taken during the moving of the 240 House. Precautionary measures such as the placement of steel plates and wood mulch around the dripline of existing trees were implemented during the relocation. Furthermore, the route of the move was carefully considered to avoid impacting all existing trees.
- J. **Light and Air** – The proposed development 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 building is set back from surrounding structures or active land uses.
- K. **Cultural Resource Preservation** – The proposed development is in conformity with the requirements of the Claremont Cultural Resources Preservation Ordinance and has satisfied all applicable requirements of the code. A historic assessment was prepared by a historic preservation consultant to determine the cultural significance of the 240 House at its original location at 240 East Eleventh Street before its proposed relocation. The assessment concluded that the Building, although built in 1925, has no significant value as a Cultural Resource.
- L. **Health and Safety** – The visual effect of the development viewed from the surrounding streets and alley will not be detrimental to the public interest, health, safety, convenience, or welfare in that the proposed building relocation will match the scale of existing surrounding buildings, and that it will carry high quality architectural design, which will be complemented with attractive landscaping.

**SECTION 3.** The Architectural Commission hereby approves Architectural and Site Plan Review File #26-A04 based on the findings outlined in Sections 1 and 2 above, subject to the following conditions of approval:

Planning Conditions of Approval

- A. This approval is for the location of an existing house that was relocated from 240 East Eleventh Street on the Scripps College campus on a parcel owned by the Claremont Graduate University, located at 130 East Foothill Boulevard, as well as to construct a new detached garage.
- B. This design approval shall be valid for two years from the date of the Architectural Commission action. If building/relocation 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 five days of Architectural 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. 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 review and re-notification of the surrounding property owners, which may delay implementation of the project and require additional fees.
- E. Submit applicable materials to demonstrate compliance with the State Water Efficient Landscape Ordinance (WELO).
- F. Pay all applicable permit and development fees, including, but not limited to, fire facility, school, and plan check fees, as established by City ordinances and resolutions.
- G. During the course of all on-site grading and construction activity, the applicant shall employ adequate dust control measures in accordance with the Uniform Building Code, SCAQMD, and City requirements to minimize fugitive dust.
- H. 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.
- I. 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.
- J. 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.
- K. 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.

- L. Prior to the issuance of a grading permit, the applicant shall provide an ALTA Survey documentation indicating the precise location of all property lines of the project site (130 East Foothill Boulevard) and ensure that the proposed three parallel parking spaces will meet the City's standards for parallel parking space dimensions during the Plan Check process. If it is determined that there is insufficient room to meet the City's standards for parking space dimensions, the applicant shall revise the plans for side yard improvements of the project site to provide sufficient room for the proposed parallel parking spaces to the satisfaction of the Community Development Director or designee.

#### Engineering Conditions of Approval

- A. Prior to issuance of demolition, grading/on-site improvement or building permits, the applicant shall:
  1. Submit stamped and signed Civil Plans, prepared by a licensed Civil Engineer, that include the following plans: Title Sheet, Erosion Control, Demolition, Grading, Paving, Utilities, Drainage, Low Impact Development and Details. The plans shall include, but are not limited to the following, where applicable:
    - a. All proposed improvements, including, but not limited to, flat work, new structure, accessory structures, doors, walls, landscaping, etc.
    - b. Proposed grading topography.
    - c. All existing and proposed easements.
    - d. Summary of earthwork volumes.
    - e. All property lines.
    - f. Offers of dedication (if applicable) of all necessary easements when required for roadways, sidewalks, streetlights, drainage facilities, sanitary sewer, storm drain, landscaping utilities, ingress and egress, etc. All dedications shall be recorded as directed by the City Engineer at the applicant's expense.
    - g. Building elevation and finished floor elevations. Grading and drainage shall comply with the latest California Building Code, California Residential Code, and California Green Building Standards.
    - h. All existing utilities found on the property, including but not limited to: underground utilities, drains, utility boxes, and power poles. If relocation of any utility is required, the applicant shall coordinate with utility purveyor. All utilities shall be placed underground in accordance with Chapter 16.151 of the Claremont Municipal Code.

- i. Proposed sewer connection. Show installation of backflow prevention device if upstream manhole is not lower than finished floors of all buildings. If existing sewer lateral is proposed to be used, the applicant shall have a video inspection performed and provide a copy of the video, which demonstrates that the lateral is in good condition.
  - j. A sewer system designed by a registered civil engineer. Studies involving the sewer capacity shall be required as determined appropriate by the City Engineer. The applicant shall conduct sewer flow metering at specific locations as directed by the City Engineer. The applicant is required to cover all of the costs associated with the capacity studies and metering.
  - k. A water system designed to the satisfaction of Golden State Water Company (GSW), the City Engineer, and the Los Angeles County Fire Department (LACOFD). The plans shall meet GSW and LACOFD requirements and the California Public Utilities Commission (CPUC) rules and regulations.
  - l. Applicable Best Management Practices (BMPs) for construction of site improvements; demonstrating compliance with applicable NPDES permit requirements and other protective measures to be installed prior to grading activities. Said protective measures shall be in place during construction activities associated with the project.
  - m. Proposed Municipal Separate Storm Sewer System (MS4) devices (drywell, bioretention planter, etc.) in conformance with MS4 permit requirements.
  - n. Location of all existing City and private trees, and all proposed trees. Existing City trees shall be protected in place in accordance with tree protective mitigation measures.
2. Prepare a geotechnical 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.
  3. Provide infiltration testing if an infiltration-based BMP is proposed.
  4. Submit a Small Project Low Impact Development (LID) Worksheet document in compliance with the City's MS4 ordinance and NPDES permit requirements, subject to review and approval by the City Engineer.
  5. Provide a 25-year hydrology study for the proposed project site prepared in conformance with the standards and requirements of the Los Angeles County Flood Control District. The study shall address how potential grading, in conjunction with the drainage conveyance systems, will allow the building pad

- and adjacent properties to be safe from inundation from rainfall runoff and will protect downstream properties from drainage caused by the alteration of drainage patterns. All drainage structures shall be per City of Claremont or Los Angeles County standards.
6. Be in compliance with the City's Stormwater Ordinance (MS4 Permit), as well as all other state, county, and city water, wastewater, and hydrological requirements. This includes, but is not limited to:
    - a. Conserve natural area.
    - b. Provide storm drain system stenciling and signage.
    - c. Divert roof and surface runoff to vegetated areas before discharge unless the diversion would result in slope instability.
    - d. No untreated site drainage discharge through underground pipes or any other conveyance to the City's MS4.
    - e. Maximize the percentage of pervious surfaces to allow percolation of storm water into the ground.
    - f. Minimize the quantity of storm water directed to impervious surfaces and the City's Municipal Separate Storm Sewer System (MS4).
    - g. Control runoff from impervious surfaces through infiltration, bioretention, and/or rainfall harvest and use.
    - h. Protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow.
  7. Provide a copy of the LACOFD-approved Fire Access plan.
  8. Submit street improvement plans designed by a registered Civil Engineer for public right-of-way. Applicable City standards and latest edition of the Standard Specifications for Public Works Construction (Greenbook) for the public right of way shall be noted on plans. The street improvement plans shall include, but are not limited to the following:
    - a. Driveway approaches (as required for ADA/Title 24 purposes);
    - b. Location or relocation of street tree(s) - (Contact Community Services Department at 909-399-5431);
    - xi. ADA-compliant sidewalks;
    - xii. Parkway landscaping and irrigation;

- xiii. Undergrounding of utilities;
  - xiv. Sewer location;
  - xv. Storm drain overflow location;
  - xvi. Approximate location for streetlight(s); and
  - xvii. All necessary traffic control signs and striping, and street reconstruction, as required by City Engineer.
9. Provide a detailed construction management plan that includes, but not limited to, construction fencing, contractor parking, construction truck routing, materials staging, and street, sidewalk, and bike route closures for the construction of the Project. The construction management plan must be submitted and approved by the City Engineer.
10. Provide a construction schedule. The schedule shall include, at a minimum, the estimated start and finish dates for the following construction milestones: demolition, rough grading, precise grading, foundation work, framing, exterior and interior finishes, landscaping and desired certificate of occupancy. The project shall be diligently commenced and completed in accordance with the timeline/milestones accepted and approved by the Community Development Director. If any milestones are not met, the project may be subject to enforcement action by the City, including modification, suspension or revocation pursuant to applicable City Codes and State laws.
11. Letters of non-interference from any utility company that may have rights of easement within the property boundaries, as well as a description of the types and locations of all underground utilities.
12. Hire a licensed land surveyor to identify and field mark surveying monuments located on the property. The licensed land surveyor shall prepare a certification letter addressing monument preservation within the boundaries of the Project. All work related to these monuments is to be in accordance with the California Business and Professions Code Section 8771 (b) & (c).
13. Pay all applicable fees established by City ordinances and Claremont Municipal Code, including, but not limited to, those set forth in the Citywide User Fee Schedule. These shall include, but not be limited to:
- a. Transportation Impact;
  - b. Drainage;
  - c. Sewer Connection;

- d. Street Resurfacing;
- e. Public Works Permit and Plan Check Fees;
- f. Grading/on-site Permit and Plan Check Fees;
- g. Consultant Review Fees; and
- h. Cash Deposits/Surety/Bonds to ensure the installation of the structure on an approved permanent foundation.

14. Project Specific Conditions

- Restore Alley 31 (alley fronting western limits of the property) to the City of Claremont standard plan 1010 and to the satisfaction of the City Engineer.

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

- a. Submit a compaction test for grading pad(s).
- b. 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:
  - i. Water all active construction areas at least twice daily.
  - ii. Cover all haul trucks or maintain at least two feet of freeboard.
  - iii. Pave or apply water four times daily to all unpaved parking or staging areas.
  - iv. Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
  - v. Cover or water twice daily any on-site stockpiles of debris, dirt, or dusty material.
  - vi. Suspend all operations on any unpaved surface if winds exceed 25 mph.
  - vii. Hydro seed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.
  - viii. Require 90-day low-NOx tune-ups for off-road equipment.
  - ix. Limit allowable idling to 5 minutes for trucks and heavy equipment.

- x. Encourage carpooling for construction workers.
  - xi. Limit lane closures to off-peak travel periods.
  - xii. Park construction vehicles off traveled roadways.
  - xiii. Wet down or cover dirt hauled off-site.
  - xiv. Wash or sweep access points daily.
  - xv. Encourage receipt of material during non-peak traffic hours.
  - xvi. Sandbag construction sites for erosion control.
- c. Ensure that the following measures are honored:
- i. The hours of construction operation are limited to 7:00 AM to 8:00 PM, Monday-Saturday, as in effect in the Municipal Code. No construction activities are allowed on Sundays and Federal holidays.
  - ii. Employ adequate dust control measures in accordance with the Uniform Building Code, SCAQMD, and City requirements to minimize fugitive dust.
  - iii. Staging areas shall be located away from any existing residences as determined by the Building Official.
  - iv. All construction equipment shall use properly operating mufflers.
  - v. Noise sources associated with construction activities shall not exceed the noise levels as set forth in Section 16.154.020 of the Claremont Municipal Code

16. Prior to Certificate of Occupancy, the applicant/owner shall:

- a. Construct and install all private and public improvements according to approved plans and to the satisfaction of the City Engineer.
- b. Schedule a final walk with the engineering division prior to the desired occupancy date. Contractor/Owner shall account for time to address all punch list items prior to the desired certificate of occupancy date.
- c. All public utilities (existing and proposed) to service the site, including gas, electricity, water, and telephone, shall be underground and be operational. The developer shall contact the individual utility companies to coordinate the installation of said utilities.

- d. Provide as-built plans.
17. Prior to the release of any grading and on-site improvements and public works bonds, the improvements authorized by either the grading permit and/or public works permit(s) shall be completed to the satisfaction of the City Engineer.
  18. 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.
  19. 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.
  20. 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's secretary shall attest and certify to the passage and adoption thereof.

**PASSED, APPROVED, AND ADOPTED** this 29<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Architectural and Preservation Commission Chair

ATTEST:

\_\_\_\_\_  
Architectural and Preservation Commission Secretary