

RESOLUTION NO. 2025-**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**

WHEREAS, Nickolas Sifuentes and Scott Shaw (the “Applicants”) have an ownership interest in the single-family residence (the proposed “Cultural Resource”) located at 1230 Harvard Avenue (APN: 8309-005-022) (the “Subject Property”); and

WHEREAS, on October 7, 2025, the Applicants submitted a request, pursuant to Section 16.302.090 of the Claremont Municipal Code (“CMC”) (Procedures for Designating Cultural Resources), to have the Subject Property designated as a Cultural Resource and added to the Register of Structures of Historic Merit of the City of Claremont (“Claremont Register”); and

WHEREAS, in accordance with CMC Section 16.302.090.B.3 through B.4, on October 16, 2025, the City mailed written notices informing the owner(s) and occupants of the Subject Property, the owners of properties located within 300 feet of the Subject Property, and any other interested parties that the City had scheduled a public hearing before the City’s Architectural and Preservation Commission on October 29, 2025 to review and make a recommendation to the City Council on whether to designate the property as a Cultural Resource and add it to the Claremont Register; and

WHEREAS, in accordance with CMC Section 16.302.090.B.5, the Architectural and Preservation Commission held the duly-noticed public hearing on October 29, 2025, at which time all persons wishing to testify in connection with said proposal were heard and said proposal was fully studied; and

WHEREAS, on October 29, 2025, the Architectural and Preservation Commission unanimously approved Resolution No. 2025-16 recommending City Council approval of the designation of the residence as a Cultural Resource and listing of the Subject Property in the Claremont Register; and

WHEREAS, pursuant to CMC Section 16.302.090.B.6, after receiving a positive recommendation for designation from the Architectural and Preservation Commission, City staff forwarded the proposed designation to the City Council for approval; and

WHEREAS, CMC Section 16.302.090.B.6 requires the City Council to act within 60 days of receiving a positive recommendation from the Architectural and Preservation Commission, and to either approve the designation by resolution, in whole or in part, or to disapprove the designation by motion (minute action); and

WHEREAS, on December 9, 2025, the City Council considered the recommended designation as part of its consent calendar, as permitted under CMC Chapter 16.302.090.B.6, and fully reviewed and studied the proposed designation.

NOW THEREFORE, THE CLAREMONT CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1. The City Council has determined that the request to add the Subject Property to the Claremont Register is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301(e), in that the proposed action, the designation of a resource and subsequent addition to the Claremont Register, is covered under the General Rule Exemption of the California Environmental Quality Act ("CEQA"). The General Rule Exemption applies to actions that can be seen with certainty that there is no possibility that the action in question may have a significant effect on the environment per CEQA Section 15061 (b)(3) of the CEQA Guidelines as the action will not result in construction activities or other direct physical changes or reasonably foreseeable indirect physical changes, nor will it result in the relaxation of standards to allow for environmental degradation. Additionally, any changes to the structure and/or site are subject to review by the City to ensure compliance with the requirements of the municipal code and CEQA. Therefore, no additional review is required at this time.

SECTION 2. Based on substantial evidence in the record, the City Council finds that the Subject Property meets at least one of the Designation Criteria identified in CMC Section 16.302.080.A of the Procedures for Adopting Additions to the Register of Structures of Historical and Architectural Merit of the City of Claremont for the following reasons:

- A. The Subject Property, including the primary residence located at 1230 Harvard Avenue, is at least 45 years old and, therefore, meets the age requirement.
- B. The Subject Property satisfies Criterion 3 of CMC Section 16.302.080.A — “It embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or is a noble work of a master designer, builder or architect; or is a valuable example of the use of indigenous materials or craftsmanship.” Architecturally, the residence is a well-preserved example of Spanish Colonial Revival architecture that was popular in southwestern states from 1915 to 1940. The primary residence was built at the peak of Spanish Revival architecture popularity during the 1920s.
- C. The Subject Property satisfies Criterion 6 of CMC Section 16.302.080.A — “It exemplifies the early heritage of the City.” The primary residence and garage represent the distinctive characteristics of Spanish Colonial architecture through the continued integrity of their defining architectural features, which contributes to the property’s authenticity and setting.

SECTION 3. The City Council finds that the designation of the Subject Property as a Cultural Resource furthers the following General Plan goals and policies:

- A. *Retain and celebrate Claremont’s rich history and heritage, as evidenced through its development patterns, buildings and building materials, landscaping, street treatments, parks and open space, and civic architecture (Goal 2-14);* in that the designation of 1230 Harvard Avenue as a Cultural Resource and subsequent addition to the Claremont Register provides additional protections for the structure should it be proposed to be demolished, and recognizes and celebrates the Subject Property as one that is important to the City’s heritage.

- B. *Add to the Register of Structures of Historical and Architectural Merit of the City of Claremont sites and structures that have special historic or community value as historic resources and are worthy of preservation (Policy 2-14.6)*, in that this approval directly results in the addition of a site and structure to the Claremont Register that meets the applicable eligibility criteria.

SECTION 4. The City Council hereby approves Register Listing #25-RL04, which designates the Subject Property at 1230 Harvard Avenue (Assessor's Parcel Number: 8309-005-022) as a Cultural Resource and adds it to the Claremont Register.

SECTION 5. The City Council further directs City Staff to submit to the County Recorder's Office a certified copy of the resolution adopting the designation or similar affidavit describing the listing, within 90 days of this approval, and that the County Recorder shall record the document pursuant to Public Resources Codes Section 5029(b).

SECTION 6. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

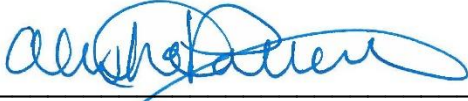
PASSED, APPROVED, AND ADOPTED this 9th day of December, 2025.

Mayor, City of Claremont

ATTEST:

City Clerk, City of Claremont

APPROVED AS TO FORM:



City Attorney, City of Claremont