

RESOLUTION NO. 2026-**A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #26-A02, REVIEW OF A NEW STANDING SEAM METAL ROOF ON A TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 2178 NORTH SAN MARCOS PLACE. APPLICANT - MOHAMAD BAROUDI**

WHEREAS, on February 12, 2026, the applicant filed an application to propose a new standing seam metal roof to replace the existing wood shingle roof on the residence located at 2178 North San Marcos Place; and

WHEREAS, on April 2, 2026, a notice of public hearing regarding the Architectural and Preservation Commission review of the design of the proposed project was mailed to surrounding property owners within 300 feet of the subject property; and

WHEREAS, the Architectural and Preservation Commission held a public hearing on April 15, 2026, at which time all persons wishing to testify in connection with the 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 under review is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) for existing facilities, in that the project entails an exterior renovation that will not result in an increase of square footage or expansion of use. Therefore, no further environmental review is necessary.

SECTION 2. The Architectural and Preservation Commission finds that the review criteria of Section 16.300.060.A of the Claremont Municipal Code (CMC) can be met in regards to the above-described project as follows:

- A. **Conformity with Development Standards** – The proposed project is in conformity with all development standards of the RS 13,000 zoning district as follows:
1. **Setbacks:** The project will comply with all required setbacks, and the reroof will not change any existing setbacks.
 2. **Building Height:** The project will not exceed the maximum height permitted. The proposal will not change the existing height of the roof.
 3. **Floor Area:** The project will not increase the floor area of the residence, as it is only a reroof with no other change to the architecture or shape of the existing residence. With an existing total floor area of 2,742 square feet, the

project does not exceed the maximum floor area permitted for the site, which is 3,750 square feet.

4. **Lot Coverage:** The project will not increase the lot coverage of the property.
 5. **Parking:** The existing three-car garage meets the minimum requirement of two covered parking spaces.
- B. General Plan Consistency –** The proposed project is consistent with the following goals/policies of the Claremont General Plan:
1. *Maintain and enhance Claremont's unique character (Goal 2-5); Insist on excellence in architectural design of new construction in City. (Policy 2-5.1);* in that the proposed project would utilize high quality materials. The project would also increase the functionality of the home through an increased fire rating.
 2. *Encourage a variety of architectural styles for new and renovated structures that reflect local architectural characteristics. (Policy 2-11.1),* in that the proposed standing seam metal roof will introduce architectural variety and renovate an existing structure.
- C. Compatibility of Form with Surrounding Development –** The proposed project will be compatible with surrounding development in terms of its form. Although the mansard roof style is unique to the immediate neighborhood, it was built in conjunction with the other varied roof styles, such as cross-gable, hipped, and flat roofs.
- D. Compatibility of Quality with Surrounding Development –** The proposed project employs high-quality materials. The metal roof style will complement the existing style and color palette of the residence, which will mitigate the striking appearance of a standing seam metal roof in the neighborhood.
- E. Internal Consistency of Design –** The reroof is designed to be compatible with the existing home in terms of materials, colors, and design that are consistently used on all sides of the home and addition. As such, the proposed project treats all building elevations in a consistent manner.
- F. Privacy –** The proposed project will not create any new viewsheds and will be limited to a new roof without any change to the form of the existing residence.
- G. Internal Circulation –** The site plan and design of the proposed addition provide for adequate and safe vehicular and pedestrian circulation and will utilize the existing driveway, sidewalk, and entry walk to access the house and circulate around the site.

- H. **Sustainability** – The proposed residence will be energy efficient, as it will be required to meet all applicable sustainability codes and guidelines adopted by the City, as well as the State’s Green Building Standards Code.
- I. **Tree Preservation** – All existing trees will be preserved.
- J. **Light and Air** – The proposed roof will not increase the height or change the form of the roof and therefore 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).
- K. **Cultural Resource Preservation** – The proposed development satisfies all applicable criteria and requirements of the Claremont Cultural Resources Preservation Ordinance.
- L. **Health and Safety** – The visual effect of the development from view from adjacent public streets and neighborhoods will not be detrimental to the public interest, health, safety, convenience, or welfare, as the proposed roof to the building meets all development standards and the intent of the RS zoning district

SECTION 3. The Architectural and Preservation Commission hereby approves Architectural and Site Plan Review #26-A02 based on the review criteria as outlined in Section 2 above, subject to the following conditions of approval:

- A. This approval is for a matte black standing seam metal roof at 2178 North San Marcos Place, as shown on the project plans. The reroof will be for the entirety of the existing mansard-style roof on both the first and second stories as described in the Architectural and Preservation Commission staff report; however, the dormers shall continue to have a smooth, contoured roofing material, not standing seam metal, to avoid the awkward appearance of seam ribs on these small, curved surfaces.
- B. Plans submitted for plan check shall be in substantial compliance with the plans approved as part of Architectural and Site Plan Review #26-A02. If the plan check submittal is not in substantial compliance with the approved design review submittal, the plans may require further review and re-notification of the surrounding property owners, which may delay implementation of the project and require additional fees.
- C. This approval is valid for two years from the date of Architectural and Preservation Commission action. If 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 indicating that there were unavoidable delays.

- D. Prior to the issuance of building permits, the applicant shall:
1. Ascertain and comply with all requirements of the City's Building and Engineering Divisions, including the submittal of complete plans duly wet-stamped and signed by a licensed architect or engineer. The construction documents submitted for plan check shall be in substantial conformance with those approved by Planning Division staff.
 2. Ascertain and comply with the requirements of the Los Angeles County Fire Department.
 3. Pay any/all outstanding development review fees associated with Architectural Review File #26-A02.
 4. Pay all applicable permit fees including, but not limited to, plan check fees, and outstanding development review fees, as established by City ordinances and resolutions.
- E. To ensure compliance with the provisions of this design approval, a final inspection is required from the Planning Division before building permits are finalized. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
- F. Non-compliance 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 CMC.
- G. The applicant and 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 and 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.
- H. 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 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 15th day of April, 2026.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary