

CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION 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



Wednesday
May 28, 2025
7:00 PM

COMMISSIONERS

JOHN NEIUBER
CHAIR

MILES BENNETT LISA CASTILLO

JUAN CERVERA ROBERT PERRY GEORGEANN SPIVACK KEN ZIMMERMAN

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/98460848259>. To listen via telephone dial (213)338-8477, Webinar ID: 984 6084 8259. The recorded meeting will be uploaded to the City website and archived.

ARCHITECTURAL AND SITE PLAN REVIEW #25-A04, REVIEW OF PROPOSED PHOTOVOLTAIC SOLAR PANEL SYSTEM MOUNTED TO NEW CARPORTS IN PARKING LOTS LOCATED AT 101 SOUTH MILLS FOR THE CLAREMONT COLLEGE SERVICES COMPLEX. APPLICANT - MBL ENERGY

Recommendation:

Staff recommends the Architectural and Preservation Commission:

- A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A04, REVIEW OF PROPOSED PHOTOVOLTAIC SOLAR PANEL SYSTEM MOUNTED TO NEW CARPORTS IN PARKING LOTS LOCATED AT 101 SOUTH MILLS FOR THE CLAREMONT COLLEGE SERVICES COMPLEX. APPLICANT - MBL ENERGY; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s):

Draft Resolution
Plans and Elevations
Arborist Report
Arborist Plant Palette

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 the item you wish to speak to is announced, please proceed to the speaker's podium one by one.

E-MAIL/MAIL

Written comments sent to the Architectural and Preservation Commission will be distributed to the Commission and imaged into the record of the meeting. Email: pjuarez@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.

For assistance, comments, or more information please contact Pearl Juarez, Commission Secretary, (909)399-5499.

CALL TO ORDER THE MEETING OF THE ARCHITECTURAL AND PRESERVATION COMMISSION

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENT

The Commission 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 Commission. Members of the public will have the opportunity to address the Commission regarding all items on the agenda at the time the Commission 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 Commission from taking action on oral requests relating to items that are not on the agenda. The Commission 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 Commission may act on these items by one motion following public comment. Only Commissioners may pull an item from the Consent Calendar for discussion, reading of resolutions and ordinances will be waived.

1. ARCHITECTURAL AND PRESERVATION COMMISSION MEETING MINUTES OF MAY 14, 2025

Recommendation: Staff recommends that the Architectural and Preservation Commission approve and file the regular Architectural and Preservation Commission meeting minutes of May 14, 2025.

Attachment(s): Architectural and Preservation Meeting Minutes of May 14, 2025

PUBLIC HEARINGS

2. ARCHITECTURAL AND SITE PLAN REVIEW #25-A03, REVIEW OF PROPOSED 62-FOOT TALL FAUX EUCALYPTUS WIRELESS TELECOMMUNICATIONS FACILITY FOR AT&T LOCATED AT 1700 NORTH TOWNE AVENUE. APPLICANT - EUKON GROUP, LLC ON BEHALF OF AT&T.

Recommendation:

Staff recommends the Architectural and Preservation Commission:

A. Adopt A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A03, REVIEW OF PROPOSED 62-FOOT TALL FAUX EUCALYPTUS WIRELESS TELECOMMUNICATIONS FACILITY FOR AT&T LOCATED AT 1700 NORTH TOWNE AVENUE. APPLICANT - EUKON GROUP, LLC ON BEHALF OF AT&T ; and

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

Attachment(s):

Draft Resolution

Site Plan, Elevations, and Details

Photo Simulations

Resolution No. 2024-05

3. APPROVAL OF ARCHITECTURAL AND SITE PLAN REVIEW FILE #25-A01 PHASE 1 IMPROVEMENTS OF THE ROBERTS CAMPUS EAST SPORTS BOWL AND ASSOCIATED LANDSCAPE, STREET, AND TUNNEL IMPROVEMENTS - APPLICANT: CLAREMONT MCKENNA COLLEGE

Recommendation:

Staff recommends the Architectural and Preservation Commission:

A. Adopt A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING PHASE 1 IMPROVEMENTS FOR THE CLAREMONT COLLEGES EAST CAMPUS (NOW REFERRED TO AS THE ROBERTS CAMPUS EAST) TO PROVIDE FOR DEVELOPMENT OF THE EAST CAMPUS INTO A SPORTS COMPLEX CONSISTING OF ATHLETIC AND RECREATIONAL FIELDS, SUPPORT FACILITIES, PARKING, A PARKING STRUCTURE AND PEDESTRIAN TUNNEL UNDER CLAREMONT BOULEVARD (SPORTS BOWL) (FILE #23-A02); APPLICANT: CLAREMONT MCKENNA COLLEGE; and

B. Find that the proposed improvements are consistent with the previously certified Final Environmental Impact Report (FEIR) (SCH#2010021040) for the Claremont Colleges East Campus project and consistent with the Addendum to the FEIR associated with the 2024 revisions to the East Campus project pursuant to Section 21166 of the State Public Resources Code and Sections 15162 and 15164 of the California Environmental Quality Act Guidelines.

Attachment(s): Resolution Approving Architectural and Site Plan Review File #25-A01
 Project Plans and Related Drawings
 Addendum to the East Campus FEIR (without Appendices)
 Revised Mitigation Monitoring and Reporting Program (MMRP)
 Minutes from July 24, 2024, Architectural and Preservation Commission Meeting

4. ARCHITECTURAL AND SITE PLAN REVIEW #25-A04, REVIEW OF PROPOSED PHOTOVOLTAIC SOLAR PANEL SYSTEM MOUNTED TO NEW CARPORTS IN PARKING LOTS LOCATED AT 101 SOUTH MILLS FOR THE CLAREMONT COLLEGE SERVICES COMPLEX. APPLICANT - MBL ENERGY

Recommendation: Staff recommends the Architectural and Preservation Commission:
 A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A04, REVIEW OF PROPOSED PHOTOVOLTAIC SOLAR PANEL SYSTEM MOUNTED TO NEW CARPORTS IN PARKING LOTS LOCATED AT 101 SOUTH MILLS FOR THE CLAREMONT COLLEGE SERVICES COMPLEX. APPLICANT - MBL ENERGY; and
 B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s): Draft Resolution
 Plans and Elevations
 Arborist Report
 Arborist Plant Palette

5. SIGN REVIEW #24-S06 FOR PROPOSED SIGN PROGRAM FOR THE COMMERCIAL CENTER LOCATED AT 985 AND 987 WEST FOOTHILL BOULEVARD - APPLICANT - REDITUS HOLDINGS III LLC

Recommendation: Staff recommends the Architectural and Preservation Commission:
 A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT APPROVING SIGN REVIEW FILE #24-S06, FOR A PROPOSED SIGN PROGRAM INCLUDING UP TO FOUR NEW SIGNS, LOCATED AT 985 AND 987 FOOTHILL BOULEVARD. APPLICANT: REDITUS HOLDINGS III LLC; and
 B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s): Draft Resolution
 Proposed Sign Program

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.

REPORTS

Staff

Commission/Committee

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION WILL BE HELD ON, JUNE 11, 2025, AT 7:00 PM, IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET.

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, PEARL JUAREZ, ADMINISTRATIVE ASSISTANT 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 MAY 22 , 2025, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: May 29, 2025