

RESOLUTION NO. 2026-

A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A05, FOR A TWO-STORY ADDITION, BASEMENT ADDITION, AND RENOVATION TO THE SINGLE-FAMILY RESIDENCE LOCATED AT 1155 HARVARD AVENUE – APPLICANT: THE TUCKER SCHOEMAN VENTURE.

WHEREAS, on April 17, 2025, the applicant filed an application to propose a 1,153-square-foot two-story addition, a new 628-square-foot basement, and renovations; and

WHEREAS, on September 24, 2025, the Architectural and Preservation Commission held a public hearing for a preliminary review of the design of the proposed project; and

WHEREAS, on January 28, 2025, 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 February 11, 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 1,153-square-foot addition and 628-square-foot basement to an existing structure that will not result in an increase of more than 10,000 square feet in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project area is not environmentally sensitive. While located in a historic district, the exception contained in Section 15300.2(f) does not apply as the addition has been carefully designed to harmonize with the scale and character of the surrounding historic neighborhood as well as the post war design of the existing home. 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 regard to the above-described project as follows:

- A. **Conformity with Development Standards** - The proposed project is in conformity with all development standards of the Historic Claremont (HC) zoning district as follows:

1. **Setbacks:** The project will comply with all required setbacks, which are 20 feet for the front, 15 feet for the side along Harvard Avenue, and five feet for the interior side and rear. No portion of the proposed addition will be located on the front.
 2. **Building Height:** The project will not exceed the maximum height permitted. The proposal will raise the roof, which is currently 16 feet and 6 inches, to a maximum height of 22 feet, which is less than the maximum height permitted of 25 feet.
 3. **Floor Area:** With an existing total floor area of 1,715 square feet and a new total floor area of 2,229 square feet, the project will not exceed the maximum floor area permitted for the site, which is 2,750 square feet. The new 628-square-foot basement does not count towards the floor area calculation pursuant to CMC Section 16.004.060.G.
 4. **Lot Coverage:** The project, which has a proposed lot coverage of 1,938 square feet, will exceed the maximum lot coverage permitted, which is 1,750. However, the applicant has submitted a Minor Exception Permit (MEP) application to permit an increase in the maximum lot coverage permitted from 35% to 38.8% to allow for the new lot coverage of 1,938 square feet. MEPs are a staff-level review project, and City staff will review this request in accordance with the requirements found in CMC Section 16.312.
 5. **Parking:** The existing two-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 and workmanship, as evidenced by past projects completed by the architect/applicant. The project would also increase the functionality of the home.
 2. *Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context and building forms and scale. (Policy 2-11.3);* in that the proposed additions and renovation will add massing and height that is consistent with other two-story structures in the immediate neighborhood and elsewhere in the HC zone.

- C. **Compatibility of Form with Surrounding Development** – The proposed project will be compatible with surrounding development in terms of its form. The proposal adds square footage and height away from the corner of 12th Street and Harvard Avenue. The increased height of the building complies with maximum height requirements in the Historic Claremont (HC) zone and would be consistent with other two-story structures in the vicinity of the subject property and elsewhere in the HC zone.
- D. **Compatibility of Quality with Surrounding Development** – The proposed project employs high-quality materials. The design of the addition carries over the existing building's architectural features and details where appropriate. The project includes matching the asphalt shingle roofing, gabled roofing, and troweled plaster finish.
- E. **Internal Consistency of Design** – The addition is designed to be compatible with the existing home in terms of materials, colors, design, and design details 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 is designed to respect the privacy of adjacent neighbors in that the new windows create no new significant vistas into neighboring properties.
- 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 code.
- I. **Tree Preservation** – All existing trees will be preserved.
- 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, nor will it cast a shadow over an existing solar energy system (active or passive) in that both side yard setbacks are compliant. Additionally, the maximum height of the roof will be consistent with other two-story residences in the area.
- 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 addition to the building are designed to meet all development standards and the intent of the HC zoning district.

SECTION 3. The Architectural and Preservation Commission hereby approves Architectural and Site Plan Review #25-A05 based on the review criteria as outlined in Section 2 above, subject to the following conditions of approval:

- A. This approval is for the first and second-story addition, basement, and renovation to the property at 1155 Harvard Avenue, as shown on the site plan, floor plans, and elevations. These include a 703-square-foot first-floor addition (including the existing 480-square-foot garage), 450-square-foot second-story addition, and a 628-square-foot basement, as indicated on the project plans and described in the Architectural and Preservation Commission staff report.
- B. This approval requires that the portion of the existing wood gate that encloses the north edge of the driveway be removed prior to the occupancy of the proposed addition.
- C. The existing six-foot fence along the north property line shall be reduced to a maximum height of 36 inches or relocated 24 inches south and landscaped with appropriate landscape material, subject to staff review and approval prior to the occupancy of the proposed addition.
- D. Plans submitted for plan check shall be in substantial compliance with the plans approved as part of Architectural and Site Plan Review #25-A05. 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.
- E. 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 Director of Community Development is authorized to grant a one-year extension upon written request from the applicant indicating that there were unavoidable delays.
- F. 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 architectural, electrical, mechanical, and structural 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 #25-A05.
4. Pay all applicable permit and development fees, including, but not limited to, fire facility, plan check fees, and outstanding development review fees, as established by City ordinances and resolutions. These fees include, but are not limited to, the following:
 - a. Transportation Impact Fees;
 - b. Fire Facility Fees;
 - c. School Impact Fees;
 - d. Drainage Fees;
5. Provide a detailed specification sheet or physical sample of the stone to be used on the foundation of the addition to demonstrate how it will match the stone used on the foundation of the original home. Stone must be approved by Planning Division Staff prior to issuance of building permits, unless deferred by the Director of Community Development.
- G. The applicant shall notify staff when illumination for the project is functional for the City to commence a 30-day light level review. If illumination levels, glare, or other applicable issues are found to be excessive, the applicant will be directed to modify the lighting as necessary to be at an acceptable level.
- H. Noise sources associated with construction activities shall not exceed the noise levels as set forth in Section 16.154.020(f) of the Claremont Municipal Code (CMC).
- I. 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.
- J. 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.
- K. 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.

- L. 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 11th day of February, 2026.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary