

ARCHITECTURAL AND PRESERVATION COMMISSION RESOLUTION NO. 2025-___**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**

WHEREAS, on February 20, 2025, the applicant filed a request for architectural and site plan and Special Use and Development Permit (SUDP) approval for the construction of a new faux eucalyptus tree (monoecalyptus) that would serve as a concealed wireless telecommunications facility at the subject property, which is owned and used by a church; and

WHEREAS, new commercial wireless telecommunications facilities located on private property and walls taller than six feet in height require the approval of a Special Use and Development Permit pursuant to Claremont Municipal Code (CMC) Section 16.100.040.C and Section 16.306.010.G, respectively, as well as architectural and site plan review approval pursuant to CMC Section 16.100.040.I; and

WHEREAS, on May 15, 2025, a notice of public hearing was mailed to surrounding property owners within 300 feet of the project site; and

WHEREAS, the Architectural and Preservation Commission held a public hearing on May 28, 2025, at which time all persons wishing to testify in connection with said 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 finds that the proposed project is excluded from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) – Class 3 for new construction or conversion of small structures in that the project consists of the construction of a new structure that is accessory to an existing use at the subject property, one where all public services and utilities are available. Approval of the proposed project would not result in the removal of mature trees located at the property and would not result in an increase in traffic to and from the site. Further, the project would not result in impacts to biological or archeological resources, given the site's location in an urbanized developed area.

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 made in regard to the above-described project as follows:

- A. **Conformity with Development Standards:** The wireless telecommunication facility complies with the applicable development standards of the Residential Single Family (RS 10,000) in which it is located and with the applicable development standards listed in CMC Section 16.100.040 – Commercial Antennas and Wireless Telecommunication Facilities.

1. **Setbacks:** The project will meet all setback requirements of the RS 10,000 zoning district and of CMC Section 16.100.040.E in that the new tower would have the following setback distances, as measured from the center of the monoecalyptus to the property line:
 - a. Northern property line: 155'-4"
 - b. Southern property line: 81'-6"
 - c. Western property line: 283'-8"
 - d. Eastern property line: 66'-2"
2. **Lot Coverage:** The project complies with the lot coverage requirements for the RS 10,000 zoning district.
3. **Floor Area:** As an unmanned wireless facility, the project does not add floor area to the property.
4. **Parking:** One parking space for use by a wireless facility technician has been identified in the church's existing parking lot. There is an existing surplus of parking at the site, allowing the applicant to allocate one parking space for use by the facility.
5. **Building Height:** Pursuant to CMC Section 16.100.040.E.2, the allowable height for a new ground-mounted wireless telecommunication facility may be determined on a site-by-site basis by the Director of Community Development. The monoecalyptus height of 62 feet is determined to be appropriate for the subject site when taking into account the height of surrounding structures as well as on- and off-site trees. A survey of the subject site and its surroundings show a number of mature trees on and around the site, a number of which are over 40feet tall and the tallest of which is approximately 84-feet tall. Finally, the applicant has indicated that the 62-foot tower height is required in order for the facility to effectively enhance cellular service and address existing service coverage gaps in the vicinity of the subject site.

B. General Plan Consistency – The proposed wireless telecommunications facility is consistent with the following goals/policies of the Claremont General Plan:

1. *Protect neighborhoods from impacts from non-residential development (Policy 22.4);* in that the project features a well-considered design for the monoecalyptus that effectively conceals the wireless equipment by emulating eucalyptus tree branches and leaves. The design of the tree will result in a structure that is compatible with the rest of the site and will not disrupt the residential feel of the neighborhood.
2. *Accommodate a range of land uses that meet the economic, environmental, educational, and social needs of the City while remaining sensitive to the community's residential character (Goal 2-3) and 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 project accommodates the City's need for improved cellular and data service, while employing a design that is sensitive to the surrounding neighborhood context and will avoid visual blight resulting from the wireless facility.

- C. **Compatibility of Form with Surrounding Development** – The proposed monoecalyptus and ground equipment have been designed to ensure compatibility of form with the surrounding development on the church site, in that its design emulates a mature eucalyptus tree similar in height to existing mature trees on and around the site to avoid visual blight often associated with wireless facilities, and avoiding disruptions to the residential feel of the surrounding neighborhood.
- D. **Compatibility of Quality with Surrounding Development** – The proposed project will employ materials and finishes that are consistent with the architecture on the site, both in terms of appearance, quality and color.
- E. **Internal Consistency of Design** - All elevations of the proposed facility are architecturally treated in a consistent manner in that all elevations of the facility utilize the same materials, colors, and design features.
- F. **Privacy** – As an unmanned wireless facility, the structure is not anticipated to have any impacts on adjacent residential properties in terms of privacy.
- G. **Internal Circulation** - The facility is located appropriately on the site, in an existing grassy area to the east of the existing church buildings and to the west of the existing parking area on the east side of the site. The siting of the monoecalyptus and ground equipment allows for it to exceed the minimum required distance of 100-feet from adjacent residential structures, and also allows for it to be partially screened by existing vegetation and structures when viewed from many viewpoints around the subject site. Further, the location of the tower will not interfere with the regular use of the church property, nor will it interfere with existing trees on the site.
- H. **Sustainability** – The project will be required to meet all applicable sustainability codes and guidelines adopted by the City and the State’s new green building code
- I. **Tree Preservation** – The project does not entail the removal of any trees on the property.
- J. **Light and Air** – While tall, the proposed monoecalyptus is approximately the same dimensions as the existing mature trees on-site. As such, it is not anticipated that the tower will impinge on neighbor’s existing access to light or use of prevailing winds for natural ventilation.
- K. **Environmental Protections** - The proposed development has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA) and meets the environmental standards of the Claremont Municipal Code Chapter 16.154. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) – Class 3 for new construction of small structures, in that the project consists of the construction of a new structure that is accessory to the existing church use at the property, which is one where all public services and utilities are available. The proposed project will not result in a change of use at the property, will not result in

removal of mature trees on the property, and will not result in an increase in traffic to and from the site. Further, it can be concluded that the project will not result in impacts to biological or archeological resources, given the site's location in an urbanized developed area.

- L. **Health and Safety** - Due to the approved design of the faux eucalyptus, which ensures consistency with the other structures on the property, the tower will not have a visual appearance that is detrimental to the public interest, health, safety, convenience, or welfare. Rather, once constructed, the tower will have the appearance of a structure that has long existed at the subject site and will not disrupt the quiet residential feel of the surrounding neighborhood.

SECTION 3. The Architectural and Preservation Commission finds that the required findings of Section 16.100.040.D of the Claremont Municipal Code for wireless telecommunication facilities can be met in regard to the above-described project as follows:

- A. The subject site, having a total size of 83,838-SF square feet, or approximately 1.9 acres, allows for adequate space on the site to locate the wireless telecommunications facility without conflicting with existing buildings, or reducing required parking, or landscaping. The monoecalyptus will be located in an existing grassy area to the east of the existing church building and to the west of an existing parking lot. The location of the monoecalyptus was chosen so as to avoid impacts to any existing trees on the site and to maintain and exceed the minimum required 100-foot clearance from any residential structures. Finally, there exists a surplus of parking at the large property, allowing for one parking space to be allocated for infrequent use by a Verizon Wireless technician who may need to perform regular maintenance on the facility.
- B. As an unmanned wireless facility designed to have the appearance of a eucalyptus tree, the structure will not adversely impact the use of the church property and its buildings, nor will it adversely impact the surrounding neighborhood. Given that it has been designed to appear as a mature eucalyptus tree, the structure will be architecturally compatible with the rest of the property. Further, its location in an existing grass area will not result in adverse impacts or disruptions to the operation of the church. With respect to the surrounding neighborhood, the design of the structure and its location will ensure that the structure, which is visible from adjacent properties, will not have adverse impacts, given that the tower's antennas will be concealed by faux eucalyptus branches and leaves while also being painted green and sleeved with antenna socks intended to replicate eucalyptus leaves.
- C. The proposal for the monoecalyptus tree has been reviewed by Planning Division staff to ensure compliance with the requirements of CMC Sections 16.100.040.E-K. The approved plans depict compliance with these requirements.

SECTION 4. The Architectural and Preservation Commission hereby approves Architectural and Site Plan Review File #25-A03 based on the findings outlined in Sections A and B above, subject to the following conditions of approval:

- A. This approval is for a new monoecalyptus and ground-mounted equipment that will serve as a concealed wireless telecommunications facility, equipment enclosure, and trenching, as depicted on the approved plans. The following equipment has been approved to be located within the tower structure: twenty (20), eight-foot tall panel antennas, twelve (12) RRU's, and four (4) DC9 surge suppressors. The structure is approved to have a maximum height of 63 feet, with two GPS antennas projecting an additional foot above the tallest point of the structure. The approved setback distances, as measured from the center of the monoecalyptus, are as follows:
- Northern property line – 155'-4"
 - Southern property line – 81'-6"
 - Western property line – 283'-8"
 - Eastern property line – 66'-2"
- B. The applicant shall submit, within five days of this approval, a check for \$75 to file a Notice of Exemption (NOE) with the Los Angeles County Clerk, as required by the California Environmental Quality Act (CEQA). The check shall be made payable to the **Los Angeles County Clerk**.
- C. The applicant shall construct the structure and install the approved antennas per plan, and they shall become operational within two years from the date of the approval letter. If building permits are not issued within this time period or a time extension granted, this approval shall automatically expire without further City action.
- D. Other than the approved improvements, no conduit, wires, cables, and/or other similar means of connecting the panels to the BTS and/or other electronic equipment cabinets shall be placed on the subject site without prior review and approval by the Planning and Building Divisions.
- E. Additional details, including color and material samples of the tower exterior shall be provided to Planning Division staff when building plans for the tower are submitted for plan check in order to ensure that the tower's colors and exterior finish appropriately match existing buildings on the site.
- F. A copy of the applicant's lease with the property owner shall be submitted to the City prior to the issuance of a building permit for the facility. If the lease is extended or terminated, notice and evidence thereof shall be provided to the Director of Community Development. Upon termination or expiration of the lease, the use permit for the facility shall become null and void and the facility removed within 90 days.
- G. No advertising, signs, or lighting shall be incorporated or attached to the antennas or equipment building, except as required by the City's Building Division or Federal regulations.

- H. The applicant shall submit to the City certification of continued use of the approved facility on an annual basis at the time of business license renewal for as long as the facility remains in operation. The certification shall indicate that the facility is operating as approved and that the facility complies with the most current Federal Communications Commission (FCC) safety standards. Facilities that are no longer in operation shall be removed within 90 days after the date of discontinuation of use. If no annual certification is provided, the Special Use & Development Permit for the facility may be revoked by the Director of Community Development. Prior to revoking a permit, the Director shall provide the owners of record written notice of their failure to provide the annual certification and an opportunity for a hearing.
- I. Notice of any change in ownership of the facility shall be provided in writing to the City.
- J. Within 90 days of commencement of operations, the applicant shall provide a preliminary report and field report prepared by a qualified engineer that shows the operation of the facility is in conformance with the standards established by the American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE) for safe human exposure to electromagnetic fields (EMF) and radiofrequency radiation (RFR).
- K. When submitting plans for plan check, the applicant shall provide a report signed by a licensed professional engineer specializing in structural engineering containing documentation that the structure is consistent with all applicable building codes, and a description of the support structure's capacity, including the number of antenna array it can accommodate and the precise point at which the antenna array shall be mounted.
- L. Any future modifications to the facility, such as the addition of panel, whip, dish, omnidirectional, GPS, or test antennas shall be subject to review and approval by the City.
- M. 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. If applicable, obtain an off-site improvement permit from the Engineering Division. Pay all applicable plan check and permit fees. Submit a refundable deposit to cover 100% of the estimated cost items.
 - 3. 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.

4. Provide authorization to construct improvements in existing public easement areas shown on the submitted survey documents.
 5. Pay any/all outstanding review fees related to the approval of these files (File #25-A03 & File #25-SUDP02).
- N. If, as a result of the improvements, existing landscaping is damaged, the applicant is required to replace it with kind replacement landscaping.
- O. During construction operations, the applicant shall:
1. Implement the 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:
 - a. Water all active construction areas at least twice daily.
 - b. Cover all haul trucks or maintain at least two feet of freeboard.
 - c. Pave or apply water four times daily to all unpaved parking or staging areas.
 - d. Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
 - e. Cover or water twice daily any on-site stockpiles of debris, dirt, or dusty material.
 - f. Suspend all operations on any unpaved surface if winds exceed 25 mph.
 - g. Hydro-seed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.
 - h. Require 90-day low-NOx tune-ups for off-road equipment.
 - i. Limit allowable idling to five minutes for trucks and heavy equipment.
 - j. Encourage carpooling for construction workers.
 - k. Limit lane closures to off-peak travel periods.
 - l. Park construction vehicles off traveled roadways.
 - m. Wet down or cover dirt hauled off-site.
 - n. Wash or sweep access points daily.
 - o. Encourage receipt of material during non-peak traffic hours.
 - p. Sandbag construction sites for erosion control.
- P. Ensure the following measures are honored during all construction-related activities for the project:
1. The hours of construction operation are limited to the hours of 7 AM through 8 PM, Monday to Saturday. No construction activity is allowed on Sundays and Federal holidays.
 2. All construction equipment shall use properly operating mufflers.

- Q. If, as a result of the operation of the subject facility, existing or future residential properties near the site experience any interference difficulties with electronic equipment (such as radios, televisions, telephones, or home computers), the applicant shall be solely and fully responsible to correct any and all problems pursuant to FCC requirements.
- R. All graffiti and other forms of vandalism on the structure shall be promptly removed and/or repaired within 24 hours.
- S. 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 Claremont Municipal Code and/or the administrative fines program of Chapter 1.14 of the Municipal Code.
- T. To ensure compliance with the conditions of this Special Use and Development Permit, a final inspection is required from the Planning Division upon completion of construction and all improvements. The applicant shall contact the Planning Division to schedule an appointment for such an inspection.
- U. 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 which 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.

SECTION 5. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission Secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 11th day of June, 2025.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary