

## **RESOLUTION NO. 2025-**

### **A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #24-A11, REVIEW OF PROPOSED NEW THREE-STORY MIXED USE RESIDENTIAL BUILDING IN THE CLAREMONT VILLAGE LOCATED AT 115 HARVARD PLACE – APPLICANT – THE TUCKER SCHOEMAN VENTURE**

**WHEREAS**, on December 16, 2024, the applicant filed a request to develop a new three-story mixed-use residential building in the Claremont Village located at 115 Harvard Place; and

**WHEREAS**, the subject property is identified to be developed with an existing building listed as a historic resource listed on the City's Register of Structures of Historic and Architectural Merit (Register); and

**WHEREAS**, on August 28, 2025, a notice of public hearing regarding the Architectural and Preservation Commission review of the design of the proposed mixed-use residential building was mailed to surrounding property owners and residents in the vicinity of the subject site; and

**WHEREAS**, the Architectural and Preservation Commission held a public hearing on September 10, 2025, at which time all persons wishing to testify in connection with the revised 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 proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32) for in-fill development projects, in that the project is consistent with the General Plan and with the applicable zoning regulations in that the project site is designated and zoned for mixed-use development. The project is on a site of no more than five acres surrounded by urban uses, including residential and commercial uses. The site has no value as habitat for endangered, rare, or threatened species, as it is already developed. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The property is located within a fully urbanized area and is served by existing infrastructure and public services, including water, sewer, electricity, fire protection, police, and solid waste. In addition, the structure is exempt under 15303 (b.) as it is a multi-family residential structure totaling no more than four dwelling units in an urbanized area and under 15303 (c.) for an office professional use not exceeding 2,500 square feet in floor area. Lastly, Exception 15.300.2 (f) does not apply as the proposed building has been designed and sited in a manner that avoids resulting in a substantial adverse change to the historic resource. Specifically, the new three-story structure will be located at the rear of the property and at a slightly lower grade behind the historic building, thereby preserving the historic structure's visibility, prominence, and relationship to the street. The proposed development will not alter the character-defining features, materials, or design integrity of the historic resource. Therefore, no further environmental review is required under CEQA.

**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 mixed-use residential development is in conformity with all development standards for the Claremont Village zoning district as follows:

1. **Setbacks:** No setbacks are required in the Claremont Village zoning district unless the lot abuts a residential district, which is not the case for the subject property. The proposed building will be built out to the lot's property lines along the western and southern facades.
2. **Building Height:** The proposed building has a maximum height of 31 feet to the top of the parapet which is less than the maximum allowable height of 40 feet.
3. **Parking:** The project is subject to the provisions of Assembly Bill 2097 (AB 2097), which prohibits local jurisdictions from imposing minimum parking requirements on projects located within one-half mile of a major public transit stop. Due to the property's proximity to the Claremont Metrolink Station, AB 2097 applies to this project. The subject property will offer no parking spaces after the construction of the new mixed-use building. It should be noted that vehicles are currently being parked on the property; however, following construction, the site will be required to always maintain an adequate and ADA-accessible path of travel. As a result, vehicle parking will no longer be permitted on the property once the project is completed.

B. **General Plan Consistency** – The proposed addition is consistent with the following goals/policies of the Claremont General Plan:

1. Utilizing mixed-use development to create unique and varied housing, where appropriate (Policy 2-3-1) in that the proposed development maximizes the use of a sub-standard parcel, requiring a creative solution to provide much needed housing for the Claremont community; and
2. A variety of architectural styles for new and renovated structures that reflect the local architectural characteristics (Policy 2-11.1) as the proposed design integrates outdoor access through an exterior stairway and incorporates architectural and site design features that contribute to pedestrian interest and enhance the visual character of the site; and
3. *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 design of the proposed building addresses the widespread need for more housing and density, particularly near to public transit, while respecting the character of the surrounding neighborhood.

C. **Compatibility of Form with Surrounding Development** – Architecturally, the proposed building features a contemporary design characterized by a rectilinear form,

flat roof, and a modern material palette. The proposed architecture is representative of a design quality, massing, and a material palette that is consistent and appropriate for urban infill development in the Village. The proposal also complies with setbacks, height, design guidelines, and all other development standards, notwithstanding parking requirements, which are set forth in the Code but are superseded by novel State laws.

- D. **Compatibility of Quality with Surrounding Development** – The proposed project employs high-quality materials and a well-considered approach to infill development that is consistent with its Village surroundings in terms of quality and architectural character.
- E. **Internal Consistency of Design** – The proposed project treats all building elevations in a consistent manner allowing the building to respect its context in the Claremont Village and remain an inviting but non-imposing mixed-use residential building.
- F. **Privacy** – The proposed development is designed to respect the privacy of adjacent properties to the greatest extent possible. The project is sensitively designed, appropriate in scale and orientation given the limitations of the site, and consistent with the mix of surrounding uses so that it will not unduly impact adjacent properties.
- G. **Internal Circulation** – The project design provides for adequate and safe pedestrian circulation. The project provides adequate internal circulation throughout the property by providing two possible entry points along the alley allowing for ease of access to the various tenants occupying the mixed-use residential building and the existing residential building on site.
- H. **Sustainability** – The proposed building modifications 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 new green building code.
- I. **Tree Preservation** – The proposed project is located on a previously developed lot as to preserve and retain existing on-site vegetation to the greatest extent possible as it has been designed and no significant mature trees are impacted by the project. The existing Chinese Elm tree located near the existing building on site will be preserved and protected throughout construction of the proposed building.
- 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 or cast a shadow over an existing solar energy system (active or passive).
- K. **Environmental Protections** – The proposed development has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA), for the reasons stated above in Section 1.
- 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 building is well-designed to maximize the use of the relatively small parcel while still remaining unimposing within the contest

of the Village and will result in inviting new commercial space and residential units for the benefit of Claremont's residents and visitors.

**SECTION 3.** The Architectural and Preservation Commission further finds that the review criteria of Section 16.300.060.B of the Claremont Municipal Code (CMC), regarding conformity of the proposed development with the Claremont Village Design Plan (CVDP) can be met regarding the above-described project as follows:

- A. **Inner Block Parking** – The proposed development includes no parking so the guideline recommending all parking to be located on the interior of the development where they are not visible from the street is being observed.
- B. **Retain Landscape Parkways** – The subject property is located mid-block and has no parkways. No parkways are affected and all are being retained on the block.
- C. **Height Limit** – The proposed building observes the height limit guideline in the VDP of 35 feet.
- D. **Retain Landscaped Front Yards** – The project is located mid-block and has no street facing “front yard” area. All new construction is located at the back of the lot and no alley-adjacent parking is being impacted.
- E. **Preserve Existing Residential Buildings** – The existing residential building on the site is being retained.
- F. **Use of Quality Materials** – The proposal includes a variety of high quality materials and details including aluminum-clad wood window and custom detailing on the external stair railing.
- G. **Complement Scale, Materials, and Proportions of Surrounding Buildings** – The scale and proportions of the proposed building are in keeping with the surrounding buildings and comply with the development standards for the zone. The proposed terracotta red color further helps the structure recede on site and ties the structure to many other buildings along Harvard Ave that incorporate red tile roofing.

**SECTION 4.** The Architectural and Preservation Commission hereby approves Architectural and Site Plan Review #24-A11, based on the review criteria of Section 16.300.060 of the Claremont Municipal Code outlined in Section 2, above, and subject to the following conditions:

- A. This approval is for the development of a new 2,715-square-foot, three-story mixed-use building at 115 Harvard Place, as shown on the site plan, floor plans, roof plan and elevations indicated on the project plans and as described in the Architectural and Preservation Commission staff report.
- B. Plans submitted for plan check shall be in substantial compliance with the plans approved as part of Architectural and Site Plan Review (#24-A11). If the plan check submittal is not in substantial compliance with the approved design review submittal, the plans may require further staff 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 Director of Community Development 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 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. Obtain an on-site improvement permit from the Engineering Division.
  - 3. Ascertain and comply with the requirements of the Los Angeles County Fire Department.
  - 4. Pay any/all outstanding development review fees associated with Architectural and Site Plan Review File #24-A11.
  - 5. 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;
- E. Prior to issuance of demolition, grading/on-site improvement or building permits, the applicant shall:
  - 1. Provide city staff with a signed statement from the contractor, acknowledging receipt of these conditions of approval and any additional city reviews that have applicable conditions of approval. The signed statement shall state that the contractor understands that violation of these conditions of approval is a misdemeanor under the Claremont Municipal Code.
  - 2. Provide to City staff and receive approval from the City Engineer of a detailed plan regarding the construction fencing, contractor parking, construction truck routing, materials staging, and street, sidewalk, and bike route closures for the construction

of the Project. A complete construction management plan, parking plan, and construction schedule must be submitted.

3. In the event that an on-site improvement permit is required; submit a stamped and signed grading/drainage and on-site improvement plan, prepared by a licensed Civil Engineer per attached Preparation of Grading Plan requirements. At a minimum, such plan shall include the following:
  - a. Delineate all proposed improvements.
  - b. Delineate all property lines.
  - c. Show all existing and proposed easements.
  - d. No structures shall be placed on any part of the City of Claremont's easements except those directly related to the purposes of said easement.
  - e. Clearly identify public right of way improvements.
  - f. Delineate finished floor elevations.
  - g. Delineate flow line/proposed drainage.
  - h. Show any utility boxes found on the property. If relocation is necessary, the applicant shall make adequate arrangements with applicable utility companies.
  - i. Show summary of earthwork volumes.
  - j. Show City trees and tree protection in accordance with tree protective mitigation measures.
  - k. Show existing trees, trees to be removed, and trees to be protected in place in accordance with tree protective mitigation measures.
  - l. Show proposed sewer connection. Show installation of backflow prevention device if upstream manhole is not lower than finished floors of all buildings. If existing sewer lateral is proposed to be used, the applicant shall have a video inspection performed and provide a copy of the video which demonstrates that the lateral is in good condition. Denote the underground location of various utilities to serve the site. All utilities shall be placed underground in accordance with Chapter 16.151 of the Claremont Municipal Code.
  - m. Be in compliance with any applicable MS4 permit requirements subject to the review and approval of the City Engineer. The developer shall work with the City's MS4 consultant (at the applicant's expense) to ensure compliance with all applicable MS4 requirements.
  - n. Submit a compaction test for grading pad(s).
  - o. Prepare and submit a soils report, which addresses the geology, stability of the site, and grading requirements. Following rough-grade completion, compaction tests shall be conducted within the pad areas and compaction test reports shall be submitted to the City.
4. Be in compliance with all water, wastewater, and hydrological requirements. This includes, but is not limited to:

- a. Maximize the percentage of pervious surfaces to allow percolation of stormwater into the ground.
  - b. Minimize the quantity of storm water directed to impervious surfaces and the City's Municipal Separate Storm Water Sewer System (MS4).
  - c. Direct roof-runoff to landscaped areas.
  - d. Do not discharge site drainage through underground pipes or any other conveyance to the City's MS4.
- F. The developer shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protections shall be provided by constructing adequate drainage facilities or by securing a drainage easement or by both.
- G. Pay all applicable fees established by City ordinances and resolutions including, but not limited to, those set forth in the Municipal Code and the Claremont Municipal Code. These shall include, but not be limited to:
  1. Permit, plan check, and inspections;
  2. Transportation Impact;
  3. Drainage;
  4. Sewer Connection;
  5. Street Resurfacing;
  6. Public Works Permit and Plan Check Fees;
  7. Grading/on-site Permit and Plan Check Fees;
  8. Consultant Review Fees; and
  9. Cash Deposits/Surety/Bonds.
    - a. Work with the City Engineer to identify any areas for possible public improvement and accessibility improvement requirements contiguous to the Project site. All needed street/alley repair measures, including, but not limited to, removal and replacement of affected public improvements shall be completed to the satisfaction of the City Engineer.
    - b. Install all public right of way improvements (if applicable) and private onsite improvements including, but not limited to, drive approaches, landscape areas, and sidewalks meeting American with Disabilities Act (ADA) standards.
    - c. The developer shall submit a letter of non-interference from any utility company or easement holder whose easement may conflict with any proposed structures.

- d. Applicant must hire a licensed land surveyor to identify and field mark surveying monuments located on the property. The licensed land surveyor shall prepare a certification letter addressing monument preservation within the boundaries of the Project. All work related to these monuments to be in accordance with the California Business and Professions Code Section 8771 (b) & (c). The monument preservation certification addressing boundaries of the Project shall be provided to the Engineering Division prior to issuing any permits to start the work.
- e. If applicant's land surveyor cannot prepare this certification, the City's Acting Land Surveyor will conduct his own work/investigation (at the applicant's expense) to certify monument preservation within the boundaries of the Project. The Project schedule could be impacted should applicant chose to go with this option.

#### H. Special Conditions

1. Provide a maintenance agreement between the applicant and the City regarding any improvements that will be installed within City right-of-way or City property.
  2. The proposed project and site improvements may be subject to the City's Low Impact Development (LID) requirements for small projects. Work with City staff and storm water consultant to identify and comply with storm water best management practices (BMPs) requirements for treating stormwater runoff in the outdoor seating patio area. All associated fees for consultant review and approval will be billed to the applicant.
  3. The proposed project shall be in compliance with the City's Fats, Oils, and Grease (FOG) ordinance. Proposed occupancy will determine the type and capacity of grease control device necessary to maintain compliance. Grease control device will require City review and approval. Consultant review may be required. If so, all associated fees for consultant review and approval will be billed to the applicant.
  4. If there is an existing grease control device, the model, capacity, and design specification must be submitted to the City for review and approval. Upgrades to the existing system may be required.
  5. Kitchen must comply with California Health and Safety Code.
- I. The proposed project shall be in compliance with the City's Municipal Separate Storm Sewer System (MS4) ordinance. This includes, but is not limited to:
1. Construction activity;
  2. Site management – housekeeping;
  3. Erosion controls – scheduling and preservation of existing vegetation;
  4. Sediment controls – perimeter controls and stabilized construction site entrance/exit;

5. Non-stormwater management – water conservation practices and dewatering operations;
6. Waste management – material delivery and storage; stockpile management; solid waste management; concrete waste management; and sanitary/septic waste management.
7. Restaurant activity:
  - No person shall cause any refuse, rubbish, food waste, garbage, or any other discarded or abandoned objects to be littered, thrown, deposited, left, accumulated, maintained or kept in or upon any street, alley, sidewalk, storm drain, inlet, catch basin, conduit, drainage structure, place of business, or upon any public or private property so that the same may or does become a pollutant which may or does enter the storm drain system or receiving waters, except when such materials are placed in containers, bags, recycling bins, or other lawfully established waste disposal facilities protected from stormwater or runoff.
8. During grading and construction operations, the applicant shall:
  - Implement 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 5 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.
  - q. Prior to the release of any grading and on-site improvements and public works bonds, the improvements authorized by either the grading permit and/or public works permit(s) shall be completed to the satisfaction of the City Engineer.
- J. The applicant shall ensure that the following measures are honored during all construction-related activities for the Project:
  - 1. The hours of construction operation are limited to 7:00 a.m. to 8:00 p.m., Monday-Saturday, as in effect in the Municipal Code. No construction activities are allowed on Sundays and National holidays.
  - 2. During the course of all on-site grading and construction activity, the applicant shall employ adequate dust control measures in accordance with the Uniform Building Code, SCAQMD, and City requirements to minimize fugitive dust.
- K. 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).
- L. Upon final inspection, the City will commence a 30-day lighting level review. If illumination levels, glare, or other applicable issues are found to be excessive, the applicants will be directed to modify the lighting as necessary to be at an acceptable level.
- M. 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.
- N. 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.
- O. 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.

- P. 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 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 10th day of September, 2025.

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Architectural and Preservation Commission Chair

ATTEST:

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Architectural and Preservation Commission Secretary