

CLAREMONT CITY COUNCIL

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



Tuesday
March 24, 2026
6:30 PM

COUNCILMEMBERS

JENNIFER STARK
MAYOR

JED LEANO

COREY CALAYCAY

ED REECE

SAL MEDINA

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/256208090>. To listen via telephone dial (213)338-8477, Webinar ID: 256 208 090. The recorded meeting will be uploaded to the City website and archived.

OPTIONS FOR PUBLIC COMMENT

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 public comment is announced, please proceed to the podium one by one.

E-MAIL/MAIL

Written comments sent to the City Clerk's office will be distributed to the City Council and imaged into the record of the meeting. Email: cityclerk@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 the City Clerk's Office:

email: cityclerk@claremontca.gov; phone: (909) 399-5461 or (909) 399-5463.

CALL TO ORDER THE MEETING OF THE CITY COUNCIL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL**CLOSED SESSION REPORT****CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS***Introduction:*

Dylan Hundley, Sanitation Maintenance Craftworker I

Announcements:

Claremont Helen Renwick Library Updates

Outside Public Agency Representative Updates

UPCOMING FEDERAL HOLIDAYS - None**MAYOR AND COUNCIL****Council Items - None****Council Assignment Reports**

City Councilmembers may serve as representatives on regional organizations. This time is allocated for reports about their activities. For information about the Council's local, intergovernmental and regional appointments please visit the City website: <https://www.claremontca.gov/Government/City-Council/Council-Appointments>.

CITY MANAGER REPORT**PUBLIC COMMENT**

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

1. ADOPTION OF A RESOLUTION APPROVING THE CITY WARRANT REGISTER

Recommendation: Staff recommends the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated March 12, 2026.

Attachment(s): Resolution Approving City Warrant Register Dated March 12, 2026

2. CITY COUNCIL MINUTES OF MARCH 10, 2026 (SPECIAL AND REGULAR)

Recommendation: Staff recommends the City Council approve the special and regular City Council meeting minutes of March 10, 2026.

Attachment(s): Draft Special Meeting Minutes of March 10, 2026
Draft Regular Meeting Minutes of March 10, 2026

3. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH TKE FOR THE DESIGN AND PREPARATION OF PLANS AND SPECIFICATIONS FOR THE AMERICAN AVENUE ROADWAY IMPROVEMENTS PROJECT (FUNDING SOURCE: PROPOSITION C FUND)

Recommendation: Staff recommends the City Council:

- A. Authorize the City Manager to enter into an agreement with TKE in the amount of \$65,665, and authorize a ten percent contingency in the amount of \$6,567, for an amount not to exceed \$72,232, for the design and preparation of plans for the American Avenue Roadway Improvements Project;
- B. Appropriate Proposition C funds in the amount of \$72,232; and
- C. Find this item is exempt from review under the California Environmental Quality Act.

Attachment(s): CC Reso #2025-28 Approving TTM #84564

4. HOUSING ELEMENT - 2025 ANNUAL PROGRESS REPORT (FUNDING SOURCE: GENERAL FUND)

Recommendation: Staff recommends the City Council approve the 2025 Housing Element Annual Progress Report to be submitted to the Department of Housing and Community Development (HCD) and the Office of Land Use and Climate Innovation (LCI).

Attachment(s): 2025 Housing Element Annual Progress Report

5. AUTHORIZATION TO ENTER INTO A CONTRACT WITH BLACK AND WHITE EMERGENCY VEHICLES, LLC, TO UPFIT PATROL VEHICLES (FUNDING SOURCE: MOTOR FLEET FUND)

Recommendation: Staff recommends the City Council authorize the City Manager to enter into a contract with Black and White Emergency Vehicles in the amount of \$191,605.30 for the upfit of two Ford Police Interceptor Utility (PIU) vehicles and four Chevrolet Tahoes.

6. GARNER HOUSE SUBLEASE AGREEMENT BETWEEN CLAREMONT HERITAGE AND THE CLAREMONT COURIER

Recommendation: Staff recommends the City Council review and approve the new three-year sublease agreement between Claremont Heritage and the Claremont Courier and authorize the City Manager to sign in consent of the agreement.

Attachment(s): Sublease Agreement between Claremont Heritage and the Claremont Courier

PUBLIC HEARING

Public Hearings will not begin before 7:00 p.m.

7. TAX EQUITY AND FISCAL RESPONSIBILITY ACT OF 1982 HEARING TO APPROVE THE ISSUANCE OF UP TO \$16 MILLION IN REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR THE BENEFIT OF NCRC CLAREMONT LP

Recommendation: Staff recommends the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$16,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF ST. AMBROSE SENIOR HOUSING AND CERTAIN OTHER MATTERS RELATING THERETO.

Attachment(s): St. Ambrose Project TEFRA Resolution

ORDINANCES - None

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.

COMMISSIONS/COMMITTEES

One Public Art Committee Vacancy

One Sustainability Committee Vacancy

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT CITY COUNCIL WILL BE HELD ON, APRIL 14, 2026, AT 6:30 PM, IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET, CLAREMONT, CA 91711.

A LOOK AHEAD – Upcoming Meetings and Tentative Agenda Items

Mothers Against Drunk Driving Programs and Services Presentation

Helen Renwick Library Program and Activities Update

Outside Public Agency Representative Updates

Resolution Approving City Warrant Registers Dated March 26 and April 9, 2026

Draft Minutes of the March 24, 2026 Regular City Council Meeting

Amendment to Contract for Street Improvements at First St/Arrow Hwy/Indian Hill Blvd

Award of Contract for On-Call Sewer Repair Services

American Rescue Plan Act (ARPA) Update

Memorandum of Understanding for Tri-City Mobile Crisis Response Team Services

Artist Agreement for El Barrio Park Art Project

Funding for Teen Committee Youth Mural Project

Citywide Speed Survey Ordinance

Rental Assistance Program Update

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 or 909-399-5463 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, SHELLEY DESAUTELS, CITY CLERK 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 MARCH 19, 2026, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: March 25, 2026



Claremont City Council

Agenda Report

File #: 5913

Item No: 1.

TO: ADAM PIRRIE, CITY MANAGER

FROM: SHELLEY DESAUTELS, CITY CLERK

DATE: MARCH 24, 2026

Reviewed by:

City Manager: AP

SUBJECT:

ADOPTION OF A RESOLUTION APPROVING THE CITY WARRANT REGISTER

RECOMMENDATION

Staff recommends the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated March 12, 2026.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Shelley Desautels
City Clerk

Attachment:

Resolution Approving City Warrant Register Dated March 12, 2026

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

NOW THEREFORE, THE CLAREMONT CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1. That the list of claims and demands dated March 12, 2026, totaling \$2,120,248.93 has been audited as required by law.

SECTION 2. That warrant numbers 4800 through 4802 and 267426 through 267783 inclusive, are hereby allowed in the amounts and ordered paid out of the respective funds.

SECTION 3. That the Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 24th day of March, 2026.

Mayor, City of Claremont

ATTEST:

City Clerk, City of Claremont



Claremont City Council

Agenda Report

File #: 5914

Item No: 2.

TO: ADAM PIRRIE, CITY MANAGER

FROM: SHELLEY DESAUTELS, CITY CLERK

DATE: MARCH 24, 2026

Reviewed by:

City Manager: AP

SUBJECT:

CITY COUNCIL MINUTES OF MARCH 10, 2026 (SPECIAL AND REGULAR)

RECOMMENDATION

Staff recommends the City Council approve the special and regular City Council meeting minutes of March 10, 2026.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Shelley Desautels
City Clerk

Prepared by:

Jamie Costanza
Deputy City Clerk

Attachments:

A - Draft Special Meeting Minutes of March 10, 2026

B - Draft Regular Meeting Minutes of March 10, 2026

**CLAREMONT CITY COUNCIL
SPECIAL MEETING MINUTES**

Tuesday, March 10, 2026 – 5:15 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

CALL TO ORDER

Mayor Stark called the meeting to order at 5:15 PM.

ROLL CALL

PRESENT

COUNCILMEMBER: CALAYCAY, LEANO, MEDINA, REECE,
STARK

ABSENT

COUNCILMEMBER: NONE

ALSO PRESENT

Adam Pirrie, City Manager; Alisha Patterson, City Attorney

CLOSED SESSION

Mayor Stark invited public comment.

City Clerk Desautels announced no written public comment had been received.

There were no requests to speak.

Mayor Stark closed public comment.

At 5:15 PM the City Council recessed to closed session:

Pursuant to Government Code Section 54957(b)(1):

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

The First Amendment to the City Manager's Employment Agreement requires the City Council to meet in closed session to conduct an annual review of the City Manager on or before March 31 of each year. The City Council will continue the review in closed session pursuant to paragraph (1) of subdivision (b) of Section 54957 of the California Government Code.

The City Council reconvened from closed session at 6:40 PM.

Closed Session Report

Mayor Stark stated there is no reportable action.

ADJOURNMENT

Mayor Stark adjourned the special meeting of the Claremont City Council at 6:40 PM.

Mayor

ATTEST:

Deputy City Clerk

**CLAREMONT CITY COUNCIL
MEETING MINUTES**

Tuesday, March 10, 2026 – 6:30 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

CALL TO ORDER

Mayor Stark called the meeting to order at 6:40 PM.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL

PRESENT COUNCILMEMBER: CALAYCAY, LEANO, MEDINA, REECE, STARK

ABSENT COUNCILMEMBER: NONE

ALSO PRESENT Adam Pirrie, City Manager; Jamie Earl, Assistant City Manager; Alisha Patterson, City Attorney; Mike Ciszek, Chief of Police; Jeremy Starkey, Director of Finance; Melissa Vollaro, Director of Recreation and Human Services; Jeremy Swan, Director of Community Services; Brad Johnson, Director of Community Development; Shelley Desautels, City Clerk

CLOSED SESSION REPORT

Mayor Stark stated there was no reportable action from the 5:15 PM closed session meeting.

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 1:26:30 in the archived video.

The City Council recognized the Our Lady of Assumption Girls and Boys Varsity Basketball Teams for their historic seasons.

Priscilla Espinoza, Claremont Helen Renwick Library Librarian, provided an update on upcoming Library events.

Ontson Placide, Tri-City Mental Health Executive Director, provided a presentation on the Tri-City Mental Health Mobile Crisis Response Team program.

FEDERAL HOLIDAYS – None

MAYOR AND COUNCIL

Council Items – None

Council Assignment Reports

This item starts at 1:56:36 in the archived video.

Councilmember Leano reported that the LA County Affordable Housing Solutions Agency will award funding for affordable housing production in April.

CITY MANAGER REPORT

This item starts at 1:57:42 in the archived video.

City Manager Pirrie invited all to the City's Spring Celebration event on April 4 and the Earth Day event on April 19. He also provided information on purchasing a 4th of July banner and provided information related to the incident involving Diego Rios.

PUBLIC COMMENT

This item starts at 2:00:51 in the archived video.

City Clerk Desautels announced three general written public comments had been received.

Mayor Stark invited public comment.

David Sawhill, Claremont resident, spoke in support of rent control by creating a policy that rent increases can only be increased by the current CPI and encouraged alternatives to street sweeping.

Unidentified speaker, Claremont resident, spoke in support of stronger care for its rental community and reminded the City Council they adopted a resolution affirming their support of the entire City as a whole, not their individual district. Lastly, she read a letter from Marianne Murinka.

Nancy Niner, Claremont resident, spoke in support of the petition circulated by Claremont Tenants United to strengthen renters' rights and protections.

Joe Harden, Claremont resident, urged the City Council to enact a 3% cap on rent increases in the City.

Miriam, Claremont resident, urged the City Council to take action that addresses the loss of trust from the community as well as how to prevent another incident from occurring like the one involving Mr. Rios.

Victor Rios highlighted the incident involving Diego Rios and questioned why the services of Tri-City Mental Health were not requested during this incident.

Isabelle spoke about the incident involving Diego Rios and questioned if the Police Officers involved were disciplined.

Oshura, Claremont resident, spoke in support of rent stabilization and asked the City Council to agendaize an item to implement rent stabilization.

Unidentified speaker, Claremont resident, expressed concerns of the City's handling of the incident involving Diego Rios.

Unidentified speaker spoke about the incident involving Diego Rios.

Victor Rios Sr., spoke about the incident involving Diego Rios.

Lydia Hernandez, Claremont Tenants United, expressed concerns regarding rent increases and provided a petition to the City Council urging the City Council to enact rent stabilization and tenant protections.

Jose, National Counsel on Drug Dependence, spoke about DUI increases and highlighted information available regarding prevention and education.

As it had been over 30 minutes, the time set aside for general public comment, Mayor Stark announced public comment would be continued following the agenda business of the meeting.

CONSENT CALENDAR

This item starts at 2:33:11 in the archived video.

City Clerk Desautels announced no written public comment had been received on the Consent Calendar.

Mayor Stark invited public comment on the Consent Calendar.

There were no requests to speak.

Mayor Stark closed public comment.

Councilmember Calaycay moved to approve the Consent Calendar, seconded by Councilmember Medina, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Leano, Medina, Reece, Stark

NOES: Councilmember – None

1. Adoption of a Resolution Approving the City Warrant Register
Adopted Resolution No. 2026-12, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated February 26, 2026.
2. City Council Minutes of February 10, 2026 (Special) and February 24, 2026 (Regular)
Approved the special City Council meeting minutes of February 10, 2026 and the regular City Council meeting minutes of February 24, 2026.
3. 2025 Homeless Services Update
Received and filed the 2025 Homeless Services Update.
4. Claremont Dial-A-Ride Short-Range Transit Plan (Funding Source: Transportation Fund)
Approved the 2025-27 Short-Range Transit Plan.
5. Authorization to Amend the Existing Agreement with First Class Heating and Air Conditioning, Inc. to Increase Compensation for Heating, Ventilation, and Air Conditioning Maintenance Services (Funding Source: General Fund)
 - A. Authorized the City Manager to execute an amendment to the existing agreement with First Class Heating and Air Conditioning, Inc. increasing compensation by \$60,000, for a total not-to-exceed contract amount of \$160,700; and

- B. Appropriated \$60,000 from the unassigned General Fund balance to fully fund the agreement.
6. Purchase of Office and Conference Room Chairs for City Facilities (Funding Source: General Fund)
- A. Approved the purchase of Aeron desk chairs, and Acclaim and Strata conference chairs for all identified City facilities, as detailed in this report;
- B. Authorized the City Manager to execute all necessary purchase orders and agreements with G/M Business Interiors in the amount of \$197,880.86 and Tangram in the amount of \$45,447.23, under their respective cooperative purchasing contracts, in a total amount not to exceed \$243,328.09; and
- C. Appropriated \$243,328.09 from the unassigned General Fund balance to fund the purchase.

PUBLIC HEARING

7. Operating Covenant Agreement for the Operation of a 120-Room Residence Inn by Marriott by Sushil Capital LLC, and the Payment of a Transient Occupancy Tax Rebate to Sushil Capital LLC. (Funding Source: General Fund)

This item starts at 2:34:41 in the archived video.

City Manager Pirrie highlighted the staff report and responded to questions from the City Council regarding determinations made of similarly branded hotels and the maximum subsidy amount.

City Clerk Desautels announced no written public comment had been received.

Mayor Stark invited public comment and opened the public hearing.

Lydia Hernandez, Claremont resident, questioned if language in the agreement could be modified to require eight to ten full-time positions.

There were no other requests to speak.

Mayor Stark closed public comment and the public hearing.

City Manager Pirrie responded to Ms. Hernandez that the hotel operation would require 20-25 full-time positions.

Mr. Patel, hotel owner, provided further information regarding full-time versus part-time positions that are needed to operate a hotel.

Councilmember Reece spoke in support of staff's recommendation.

Councilmember Leano spoke in support of Mr. Patel and looks forward to the new hotel.

Councilmember Medina moved to authorize the City Manager to execute the proposed Operating Covenant Agreement, subject to minor, non-substantive modifications as may be necessary or appropriate to implement the purposes of the Agreement, seconded by Councilmember Reece, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Leano, Medina, Reece, Stark
NOES: Councilmember – None

ORDINANCES – None

ADMINISTRATIVE ITEMS

8. Consider Placing a Local Sales and Use Tax Measure on the November 2026 Ballot (Funding Source: General Fund)

This item starts at 2:50:10 in the archived video.

Jeremy Starkey, Finance Director, gave a PowerPoint presentation.

Finance Director Starkey, City Manager Pirrie, and City Attorney Patterson responded to questions from the City Council regarding the use of revenues, unrestricted use of funds, and the potential passage of other proposed measures.

City Clerk Desautels announced no written public comments had been received.

Mayor Stark invited public comment.

Douglas Lyon, Claremont resident, spoke against a local sales and use tax measure as he believes California is overburdened by taxes as is.

There were no further requests to speak.

Mayor Stark closed public comment.

Councilmember Calaycay does not support pursuing a local sales and use tax measure at this time based off of his prior experiences.

Councilmember Medina stated that he would be supportive of authorizing an agreement for research and polling services and then use that information to determine the feasibility of moving forward with a local sales and use tax measure.

Councilmember Leano spoke in support of the comments made previously and would be more comfortable in making a decision regarding a sales and use tax measure after research and polling services have been performed.

Councilmember Reece expressed concerns in placing a sales and use tax measure on the ballot in this current economic environment.

City Manager Pirrie responded to an additional question from the City Council regarding the maximum available tax percentage.

Mayor Stark spoke in support of authorizing an agreement for research and polling services in order to make a data driven decision.

Councilmember Medina moved to authorize the City Manager to enter into an agreement with Fairbank, Maslin, Maullin, Metz & Associates (FM3) in an amount not-to-exceed \$37,750 to conduct research and polling consulting services and receive

results from FM3 prior to June to determine feasibility of moving forward; seconded by Councilmember Leano, and carried on a roll call vote as follows:

AYES: Councilmember – Leano, Medina, Stark
NOES: Councilmember – Calaycay, Reece

The City Council recessed at 8:52 PM.
The City Council reconvened at 9:00 PM.

9. Approval of the 2026-28 City Council Priorities and Objectives (Funding Sources: Various)

This item starts at 3:45:01 in the archived video.

City Manager Pirrie highlighted the staff report.

City Clerk Desautels announced two written public comments had been received.

Mayor Stark invited public comment.

Jennifer Jaffe, Claremont resident, highlighted her written public comment and asked that draft items not be omitted in order to promote transparency and public engagement.

Unidentified speaker spoke in support of the item addressing the Guthrie Skate Park.

Heather, Claremont resident, spoke in support of an active transportation plan and rental assistance.

There were no further requests to speak.

Mayor Stark closed public comment.

Councilmember Leano asked that an item allowing for the sale of an Accessory Dwelling Unit (ADU) in accordance with AB 1033 be added to the 2026-28 Priorities and Objectives.

City Manager Pirrie responded to questions from the City Council regarding prioritization of street maintenance, examples of small-scale parking solutions, number of parking enforcement officers, and maintenance of City buildings.

Councilmember Reece asked that a priority item be added directing staff to create an outline that highlights deferred maintenance items to be addressed at City buildings.

City Attorney Patterson and City Manager Pirrie responded to additional questions from the City Council regarding parking in the Village and the Guthrie Skate Park.

Mayor Stark spoke in support of the comments made by Ms. Jaffe.

City Manager Pirrie clarified that when the 2026-28 budget is presented to the City Council in July, staff will identify which objectives have been completed in 2024-26 and incorporate those that are still in progress into the 2026-28 priorities and objectives.

Councilmember Medina asked that the item proposed by Councilmember Reece regarding deferred maintenance include the buildings at Wheeler Park.

Councilmember Calaycay spoke about AB 1033 and believes the implementation seems to be a large undertaking. He expressed concerns regarding the addition of AB 1033 to the priorities and objectives without allowing for public input.

Mayor Stark spoke in support of adding an item regarding the possibility of implementing AB 1033 as diversifying housing stock is critical. She asked that the priority “Invest in the Maintenance and Improvement Of Our Infrastructure” be changed to include “Built and Green Infrastructure”.

City Manager Pirrie suggested staff research AB 1033 and bring an item back to the City Council so the City Council could then provide direction.

Councilmember Reece moved to:

A. Approve the 2026-28 City Council Priorities and Objectives with the following amendments:

- a. Addition of a priority item directing staff to create an outline that highlights deferred maintenance items to be addressed at all City buildings; and***
- b. Amend the Priority “Invest in the Maintenance and Improvement Of Our Infrastructure” to “Invest in the Maintenance and Improvement Of Our Built and Green Infrastructure”; and***

B. Direct staff to bring an item back to the City Council review regarding AB 1033; Seconded by Councilmember Leano, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Leano, Medina, Reece, Stark

NOES: Councilmember – None

CONTINUED PUBLIC COMMENT

This item starts at 4:24:11 in the archived video.

Mayor Stark invited continued public comment from those who were not able to speak earlier due to the 30-minute time limit.

Dr. Cabrillo, Public Relations Manager for Toastmasters International District 12, provided information on Toastmasters International.

Kevin Melchor, Division L Toastmasters Director, invited all to their open house on March 21.

John spoke about the Diego Rios incident and demanded justice.

Jason spoke in support of the Diego Rios family and questioned why Tri City Mental Health Services was not involved during the incident involving Mr. Rios. He suggested dispatchers ask if mental health care is needed during their initial emergency call.

Zoe, Claremont resident, questioned why Claremont Police Officers did not request the services of Tri-City Mental Health during the Diego Rios incident.

Olivia, Claremont resident, spoke about the Diego Rios incident and asked for clear policies on how Claremont officers deal with behavioral and mental health crisis.

Miranda Elder, Claremont resident, spoke about the issue of missing middle-priced housing in Claremont.

Zara, Claremont resident, spoke in support of capping annual rent increases at a maximum of three percent and urged the City Council to review the petition provided during public comment.

Unidentified speaker asked the City Council to agendaize the topics listed in the petition in order to enact rent protections.

Felipe Hernandez, Claremont resident, spoke in support of the circulated petition to support those that rent in the City.

Georgia spoke in support of the Diego Rios family and believes the death of Diego Rios was preventable if the Tri-City Mental Health Mobile Unit provided assistance.

Frances, Claremont resident, spoke in support of capping rent increases and spoke about the incident involving Diego Rios.

Claire expressed concerns as she believes the City has failed its residents by not using the Tri-City Mental Health Mobile Unit during the Diego Rios incident.

Chloe, Claremont resident, spoke about the incident involving Diego Rios and questioned if Police Officers are prepared to call Tri-City during a mental health crisis.

Kate, Claremont resident, expressed concerns regarding the Diego Rios incident as the Police Officers failed to call the Tri-City Mental Health Crisis Team for support during this incident.

Unidentified speaker invited all to Active Claremont's discussion on SB 79 on March 19.

Maddie Johnson spoke in support of rent stabilization and tenant protections.

There were no other requests to speak.

Mayor Stark closed public comment.

ADJOURNMENT

Mayor Stark adjourned the regular meeting of the Claremont City Council at 10:17 PM. The next regular meeting of the Claremont City Council will be held on March 24, 2026.

Mayor

ATTEST:

Deputy City Clerk



Claremont City Council

Agenda Report

File #: 5921

Item No: 3.

TO: ADAM PIRRIE, CITY MANAGER

FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: MARCH 24, 2026

Reviewed by:

City Manager: AP

SUBJECT:

AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH TKE FOR THE DESIGN AND PREPARATION OF PLANS AND SPECIFICATIONS FOR THE AMERICAN AVENUE ROADWAY IMPROVEMENTS PROJECT (FUNDING SOURCE: PROPOSITION C FUND)

SUMMARY

On May 27, 2025, the City Council approved Tentative Map #84564 (TTM) for a 70-unit Townhome Condominium Development on vacant land and a decommissioned tennis club located at 840 South Indian Hill Boulevard. Included with the approval of the TTM, the City Council approved the conditioned improvement of a right-turn pocket for the westbound approach on American Avenue at Indian Hill Boulevard.

To meet this condition, the City of Claremont will provide the final design to the developer, City Ventures, and then the developer will construct the improvements as approved by the City Engineer. The design of these improvements will include but are not limited to the construction of a right-turn pocket, a modified drive approach on the north side of American Avenue, east of Indian Hill Boulevard, a City monument sign (similar to the monument signs on Foothill Boulevard), reconstruction of the Americans with Disabilities Act (ADA) ramp on the northeast corner, the modification/reconstruction of the traffic signal poles on the northeast corner, and any associated signage and roadway striping.

To complete the design of these improvements, the City must secure the services of a professional civil engineer to prepare the plans and specifications. The City has requested a scope of work and cost estimate from TKE Engineering Inc. to perform these services.

RECOMMENDATION

Staff recommends the City Council:

- A. Authorize the City Manager to enter into an agreement with TKE in the amount of \$65,665,

and authorize a ten percent contingency in the amount of \$6,567, for an amount not to exceed \$72,232, for the design and preparation of plans for the American Avenue Roadway Improvements Project;

B. Appropriate Proposition C funds in the amount of \$72,232; and

C. Find this item is exempt from review under the California Environmental Quality Act.

ALTERNATIVE TO RECOMMENDATION

In addition to the recommendation, there is the following alternative:

- Request additional information from staff.

FINANCIAL REVIEW

The cost for TKE Engineering Inc. to prepare plans and specifications for the American Avenue Roadway Improvements Project, including a ten percent project contingency, is \$72,232. Staff recommends appropriating this amount from the Proposition C Fund.

The execution of this agreement does not require bidding and complies with all City purchasing guidelines. Contract documents are available for review in the City Clerk's office.

The staff cost to prepare this report is \$1,036 and is included in the operating budget of the Community Development Department.

ANALYSIS

As a condition of approval for the City Ventures condominium project, City Ventures was required to prepare a Traffic Impact Analysis (TIA) to analyze nearby intersections to ensure consistency with the General Plan. The intersection of American Avenue at Indian Hill Boulevard was part of the study area and included in the list of potentially impacted intersections for the TTM. The TIA completed for the project identified a mitigation measure for the intersection of Indian Hill Boulevard at American Avenue resulting from the additional right-turning movements anticipated to come from the development. Ultimately, the study concluded that the City Ventures development would contribute enough additional right-turning movements at Indian Hill Boulevard that would require improvements to ease future congestion for this particular turning movement from American Avenue onto Indian Hill Boulevard.

Although the TIA identified an impact on the right-turn movements on westbound American Avenue, the existing street striping and curb-to-curb width do not allow for the addition of a right-turn pocket. The required improvements will need a portion of the property at 888 South Indian Hill Boulevard to accommodate a right-turn pocket. Land surveying and design plans are necessary to prepare the required documents to execute the installation of a right-turn pocket. In addition, since the Pomona/Claremont city boundary is the centerline of American Avenue, staff have been coordinating with City of Pomona staff to review proposed improvements to ease congestion. The City of Pomona has approved red curbing on the south side of American Avenue between Indian Hill Boulevard and Bonnie Brae Street to facilitate the implementation of the improvements.

With the addition of red curbing for this portion of American Avenue within the City of Pomona boundary, and the future dedication on the north side of American, the necessary space will be available for the housing developer, City Ventures, to construct roadway improvements to meet the

condition of City Council Resolution 2025-28, Section 4, Sub-section A - Public Improvements (Attachment).

Staff recommends the City Council approve the appropriation of funds required to complete the design for the American Avenue Roadway Improvements necessary to address potential future impacts to American Avenue resulting from the City Ventures Development. With City Council approval, staff will be able to proceed with the execution of the property dedication needed to construct these improvements.

Next Steps

With City Council approval, the City Manager will execute the agreement with TKE for the design and preparation of plans and specifications for the American Avenue roadway improvements project. Staff will continue to work with the property owner at 888 South Indian Hill Boulevard to execute an appropriate instrument, whether through a sale or an easement, on the north side of American Avenue, immediately east of Indian Hill Boulevard. Staff will also continue to coordinate with the City of Pomona.

Staff will bring a separate item to the City Council to authorize the execution of said property acquisition at a later date. These improvements are a condition of the City Ventures residential development and will be constructed before the project is finalized or bonds are released.

RELATIONSHIP TO CITY PLANNING DOCUMENTS

Staff has evaluated the agenda item in relation to the City's strategic and visioning documents and finds that it applies to the following City Planning Documents: Council Priorities, General Plan, and 2024-26 Budget.

CEQA REVIEW

The new right-turn pocket is a condition of approval for Tentative Map #84564 (TTM), which was categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15332 as it is an urban in-fill project on less than five acres of land (Class 32).

The new right-turn pocket is also categorically exempt from environmental review under CEQA Guidelines Section 15301, existing facilities (Class 1). The Class 1 exemption (CEQA Guidelines Section 15301) allows for the minor alteration of existing public structures, facilities, or topographical features, involving negligible or no expansion of existing or former use. The Class 1 exemption specifically exempts minor alterations to "[e]xisting highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities." None of the exceptions in CEQA Guidelines section 15300.2 are applicable here. The new right-turn pocket will not impact any environmental resource of hazardous or critical concern. It will not have a cumulative impact with successive projects. There are no unusual circumstances that would result in a reasonable possibility that the activity will have a significant effect on the environment. The turn pocket will not result in damage to any scenic resources within a state scenic highway. The site of the turn pocket is not a hazardous waste site. The turn pocket will not cause a substantial adverse change in the significance of any historic resource.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Brad Johnson
Community Development Director

Prepared by:

Vincent Ramos
Associate Engineer

Reviewed by:

Maria B. Tipping P.E.
City Engineer

Attachment:

CC Reso. #2025-28 Approving TTM #84564

RESOLUTION NO. 2025-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING TENTATIVE TRACT MAP #84564 FOR THE PROPOSED SUBDIVISION OF 2.67 ACRES OF LAND FOR A 70-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT ON A PROPERTY LOCATED AT 840 SOUTH INDIAN HILL BOULEVARD. APPLICANT: CITY VENTURES (CLAREMONT 2 INV, LLC)

WHEREAS, on August 31, 2023, the applicant, City Ventures as Claremont 2 Inv. LLC (“Applicant”), submitted a preliminary design review application for a proposed, 65-unit townhome condominium development, on a 3-acre site (2.67 net acres after American Avenue is dedicated to the City) located at 840 South Indian Hill Boulevard, Claremont, California 91711 (“Project Site”) near the northeast intersection of American Avenue and Indian Hill Boulevard (the “Project”); and

WHEREAS, on December 13, 2023, the Architectural Commission conducted a preliminary review of the Project, heard public comment, and provided direction to the Applicant; and

WHEREAS, at the time the Applicant submitted its preliminary application, the General Plan land use designation and zoning designation for the Project Site were Freeway Commercial and Commercial Freeway (CF) respectively, so the Project would have required a General Plan Amendment and zone change to allow for residential development; and

WHEREAS, in conjunction with the approval of the City’s 2021-2029 General Plan Housing Element Update, on July 9, 2024, the City Council approved Ordinance 2024-03, which among other things, changed the Project Site’s General Plan land use designation from Freeway Commercial to Residential 22 and changed the Project Site’s zoning designation from Freeway Commercial to Residential Multi-family 2,000 (RM 2,000); and

WHEREAS, on August 15, 2024, the Applicant submitted an application for Tentative Tract Map No. 84564, identified on the plans as a Vesting Tentative Tract Map, for the subdivision of 2.995 gross acres of land (also identified as a net area of 2.668 acres) for a 70-unit townhome condominium development; and

WHEREAS, on December 5, 2024, the Applicant submitted written notice pursuant to Assembly Bill 1633 (2023-2024), now codified at Government Code Section 65589.5.1 and, with that notice, provided technical studies (collectively, the “AB 1633 Notice”) that, with corrections and supplementation, qualify as substantial evidence that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15332 of the CEQA Guidelines as it is an urban in-fill project on less than five acres of land (Class 32) and none of the exceptions to using this Categorical Exemption listed in Section 15300.2 of the CEQA Guidelines apply to this Project. The City’s professional planning staff and the City’s subject matter expert consultants peer reviewed the Applicant’s AB

1633 Notice. On March 5, 2025, the City's Community Development Director exercised his authority under Section 15025(a)(1) of the CEQA Guidelines and determined that the Class 32 exemption is applicable to this Project and that none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to this Project, and therefore, determined the City cannot require any further environmental review for the Project; and

WHEREAS, because the Project reserves 10% of its 66 base units for households with moderate income (which is a requirement of the City's Inclusionary Housing Ordinance, Chapter 16.036 to the Claremont Municipal Code ["CMC"]), the Project qualifies for a for a 5% density bonus, one concession or incentive to reduce housing costs of the Project, and an unlimited number of waivers or reductions in to accommodate the density of the Project, which the City generally must approve under the State Density Bonus Law (Gov. Code § 65915, et seq.); and

WHEREAS, Title 17 of the Claremont Municipal Code ("CMC") requires that the Planning Commission review all Tentative Tract Maps and make a recommendation to the City Council prior to the City Council's final decision; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 6, 2025, at which time all persons wishing to testify in connection to said proposal were heard and said proposal was fully studied, and the Planning Commission, on a 5-1 vote (one absence), voted to recommend that the City Council approve vesting Tentative Tract Map #84564; and

WHEREAS, on May 13, 2025, notice of public hearing was mailed to property owners with a 700-foot radius of the Project Site and notice of the public hearing was posted at the Project Site; and

WHEREAS, a legal ad providing notice of the City Council's public hearing was published in the May 16, 2025 edition of the Claremont Courier; and

WHEREAS, the City Council held a public hearing on May 27, 2025 and June 10, 2025, at which time all persons wishing to testify in connection to said proposal were heard and said proposal was fully studied.

NOW, THEREFORE, THE CLAREMONT CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1. Recitals. The above recitals are true and correct and are incorporated herein.

SECTION 2. CEQA. The Applicant has submitted written notice pursuant to Assembly Bill 1633 (2023-2024), now codified at Government Code Section 65589.5.1 and, with it, submitted substantial evidence in the form of technical studies (collectively, the "AB 1633 Notice") establishing that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15332 as it is an urban in-fill project on less than five

acres of land (Class 32) and none of the exceptions to using this Categorical Exemption listed in Section 15300.2 of the CEQA Guidelines apply to this Project. The Applicant's AB 1633 Notice has been peer reviewed by the City's professional planning staff and its subject matter expert consultants. On March 5, 2025, the City's Community Development Director exercised his authority under Section 15025(a)(1) of the CEQA Guidelines and determined that the Class 32 exemption is applicable to this Project and that none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to this Project, and therefore, the Director determined the City cannot require any further environmental review the Project.

Based on substantial evidence in the record, including without limitation, the Applicant's AB 1633 Notice (as supplemented), the City Council concurs with the determination of the City's Community Development Director that the Project qualifies for a Class 32 CEQA Exemption and is not subject to any of the exceptions outlined in Section 15300.2 of the CEQA Guidelines.

SECTION 3. General Plan Consistency Findings. Based on substantial evidence in the record, the City Council finds that the Project furthers a number of General Plan goals and policies including the following:

A. Policy 2-2.1; Provide opportunities for a variety of housing types that respond to the needs of residents of all age ranges and incomes and located in all areas of the city.

The Project provides much-needed residential units (townhomes) constructed at a density that permits the units to be affordable to newer homebuyers. Additionally, the Project provides 10 below market-rate units affordable to both moderate- and low-income households and an in-lieu fee paid to the City's housing fund, helping meet an urgent need for affordable housing units.

B. Policy 2-5.1: Insist on excellence in architectural design of new construction in the City and Policy 2-11.1: Encourage a variety of architectural styles for new and renovated structures that reflect local architectural characteristics.

The Project includes 10 separate buildings across the approximately 3-acre site. The ten two- and three-story residential buildings feature a Spanish Colonial Revival-influenced architectural design with some of the style's hallmark architectural elements such as deeply inset windows, exposed faux-wood rafter tails and headers, balconies with (faux) wood and wrought iron, (faux) wood shutters, and terra cotta-colored concrete "S-tile" roofing. The buildings have a well-considered design that takes into account the City's architectural heritage taking cues from the City's many Spanish-colonial style buildings, including nearby homes, as well as college and institutional buildings found in the Village and on the college campuses.

C. Policy 2-11.3: Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context and building forms and scale.

While the Project relies on setback reductions and a height waiver to allow three-story buildings on the Project Site to be closer than 75 feet from the east property line in order to achieve the maximum allowable density, the Project is designed in a manner that is sensitive to the single-story, single-family residences to the south and east of the property. Buildings are set in between 10 to 15 feet from the rear and side yard property lines to allow for landscaping to provide a privacy buffer and visual screen for the development. The Project also retains a dense row of ficus nitida trees to provide screening between the development's eastern boundary and the adjacent single-family residential properties.

D. Policy 5-7.1: Require that private open spaces be integrated with new development by providing "spaces in between" such as green spaces or landscaped plazas between buildings to provide relief from density and confinement of the built environment and Policy 5-7.2: Enhance the street corridor and existing spaces between buildings by incorporating small green areas, extensive landscaping and street trees.

The Project provides a modest amount of landscaped open space for the benefit of the community's residents and visitors. All units have private patios, forecourts, or yard spaces. Central common open space areas build on these private spaces to provide adequately large open spaces for relief from the busy Indian Hill Boulevard and Interstate 10 corridor context as well as safe spaces for families and children to enjoy being outdoors. These shaded spaces provide space for landscaping on the interior spaces, around the Project perimeter and along American Avenue, relating well to the street's landscaped parkways. Outside of the Project's drive aisles, spaces between the buildings are programmed and landscaped to encourage their regular use and to provide pedestrian connections between the various parts of the site.

E. Policy 8-2.1: Require all new development to complement and respond to the established character of the neighborhood in which it is located.

The Project's site planning and architecture provide an appropriate transition between the freeway-oriented commercial uses located to the north and west and the single-family detached homes to the east and south by orienting its larger buildings towards the north and west and siting the smaller, two-story residential units to the east. The Project also utilizes landscaping to mitigate potential impacts relating to privacy and the adjacency of taller buildings to the existing single-family neighborhoods responding appropriately to neighborhood context through building siting and landscape design.

F. *Policy 8-3.1: Provide for sites that can facilitate and encourage the development of a variety of housing consistent with the City's identified local needs and its regional housing responsibilities.*

The proposed Project directly facilitates the creation of new housing units on a vacant, underutilized site to help meet the City and State's targets for new housing production. The Project achieves a moderately high density, given Claremont's suburban context, to provide diversity to the City's for-sale housing stock. Additionally, the Project provides units affordable to low- and moderate-income households. The Project clearly meets the City's regional housing responsibilities by building the units in the same density that is contemplated in the City's General Plan Housing Element for this property, which is also identified as a Housing Opportunity Site in the recently-adopted 2021-2029 Housing Element Update.

G. *Policy 8-3.2: Allow mixed-use development as a means of providing housing near commercial services; and Policy 8-4.2: Encourage development of new housing in proximity to public services, transportation routes, and other community facilities.*

The Project provides housing in close proximity to a wide variety of commercial services and develops a conspicuously vacant property directly adjacent to one of the City's primary commercial areas. The new housing is relatively dense and provides 70 new housing units within easy walking distance of commercial services. While further than these local services, a number of schools, parks and bus transit lines are located within a one-half mile radius of the Project.

H. *Policy 8-3.4: Promote economically diverse neighborhoods by encouraging mixed-income housing developments.*

The Project is subject to the City's Inclusionary Housing Ordinance and includes 3 for-sale units affordable to low-income households, 7 for-sale units affordable to moderate-income households that are distributed throughout the Project site and payment of a 30% fractional unit fee in-lieu of providing a fourth low-income unit. The remaining 60 units will be market rate, but compared to much of the City's other housing stock, it will be more affordable for newer homebuyers due to the density of the Project.

I. *Policy 8-3.9: Use financial incentives and regulatory concessions to encourage the development of lower- and moderate-income housing and Policy 8-3.11: Encourage affordable housing to be distributed throughout the City to create economically diverse neighborhoods and to minimize concentrated impacts on the schools in areas of the City with existing affordable housing.*

As noted above the Project is subject to the City's Inclusionary Housing Ordinance which requires that 15% (10% Moderate + 5% low) of the base units

be below market-rate units that are distributed in market rate housing projects developed in all parts of the City.

SECTION 4. Tentative Tract Map Approval Findings. Based on substantial evidence in the record, the City Council finds that the findings of Section 17.050.070 of the Claremont Municipal Code can be made for the proposed Tentative Tract Map as follows:

A. *The proposed map, or the design, or improvement of the subdivision, is consistent with the General Plan and applicable Specific Plan and Municipal Code provisions of this Code.* The proposed division of property, and its design and improvements, are consistent with the General Plan's Residential 22 land use designation for the property and a number of related General Plan policies, including those described in Section 3 above. In addition, the Project is consistent with applicable development standards as follows:

Area – The 3-acre (130,680 sq.ft.) site exceeds the 12,000 square foot minimum lot size requirement for the RM 2,000 zone.

Land Use – The intent of the RM 2,000 District, to provide for multi-family development, is being met by the proposed townhome Project.

Access – The subject property provides vehicular access from American Avenue, an improved public street. At the interior of the site, the Project connects all drive aisles to the main access point to the site and also includes pedestrian connection from the American Avenue public sidewalk, to a series of interior private sidewalks that circulate throughout the development. In addition, the Los Angeles County Fire Department has reviewed the map for emergency access (fire lanes and hydrant access) and approved the circulation plan indicated in the proposed map.

Public Improvements - The map will facilitate required on-site improvements that will go toward revitalizing the currently vacant site including new residential buildings, on-site parking, sidewalks, lighting, street trees, and public art. A condition of approval requires the Applicant to work with the City to construct or pay a portion of the improvement costs associated with adding a right hand turn lane at the north east corner of the intersection of American Avenue and Indian Hill Boulevard. The Applicant will also be required to provide additional striping, painted curbs and signage to manage on-street parking and turning movements near the entrance to the Project.

Open Space - The Project's open space is well below the minimum open space requirements for the RM 2,000 District; however, the Project qualifies for and the Applicant has claimed a waiver for this standard. With this waiver the Project design complies with the code. The Project includes ample private outdoor space for the various units. It also includes a series of smaller public

outdoor spaces that combine with the private patios and forecourts to create adequately sized outdoor spaces for residents to enjoy. The Project also provides landscaped walkways facilitating pedestrian connections between different portions of the site. The Project also relates appropriately to the American Avenue public right-of-way by implementing pedestrian-scaled patio areas and landscaping close to the sidewalk encouraging pedestrian activity.

B. *The site is physically suitable for the type and density of the development.* The Project generally complies with or exceeds the minimum requirements of the RM 2,000 district, except where the provisions of State Density Bonus Law allow for additional density and reduced setbacks and open space. As designed, the Project is granted a 5% increase in density from 22 dwelling units per acre (DUA) to 23.3 DUA. In order to achieve this density, state law allows the Project to include one concession (which the Project is using to avoid the costs of undergrounding off-site utility lines), unlimited waivers of development standards (for which the Project proposed waiver of three development standards that cannot be met at the contemplated density), and reduced parking requirements that are allowed in State Density Bonus Law. Given the allowances under of State Density Bonus Law, the Project has been designed in a way that meets the intent of the RM 2,000 zone and the proposed development appears to be physically suitable for the approximately 3-acre site. The Project provides for relatively dense, much-needed housing, adequate common and private open space areas, and easy vehicular circulation from American Avenue. The Project also provides for a buffer between the Project's buildings and single-family residences to the east. If completed, the Project will make a significant contribution to the local housing stock, as the City continues to work towards meeting its State-mandated and locally approved housing targets.

C. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.* The Project Site is a mix of vacant land and paved tennis courts with a small amount of ornamental landscaping. No wetlands or other potential wildlife habitat are present on the site. Nearly the entire volume of biomass (shrubs and trees) for the site is located on the perimeter (ficus hedgerow and American Avenue street trees) and will not be significantly impacted by the development of the Project. A biological study of the Project Site was completed for the Project Site and surroundings. The Project Biologist determined that "no habitat is present that would support special-status plant and wildlife species, nor were any observed". The biologist did note that "there is a potential for construction activities to affect breeding or reproduction of bird and/or raptor species on or adjacent to the site. However, compliance with Migratory Bird Treaty Act and California Fish and Game Code, which are regulatory requirements, would ensure that no significant impact results from construction." Accordingly, a condition of approval requiring compliance with these laws is included for the Project.

- D. *The design of the subdivision or the type of improvements is not likely to cause serious public health or safety problems.*** The design of the proposed subdivision and other related improvements will not cause any serious health or safety problems, in that all construction and public improvements will be performed per the requirements of all applicable codes, including the zoning and building codes and in accordance with the requirements of other applicable local, state and federal codes including those for building safety, air quality, and roadway safety. Additional, Conditions of Approval require that the site be fully analyzed for pollutants and cleaned to levels that meet all applicable environmental standards prior to construction.
- E. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*** The design of the subdivision will not conflict with easements acquired by the public at large. The proposed map will instead improve the legal status of the public street by providing for the dedication of the American Avenue right of way, which is currently held only as an easement. This type of use conflicts with normal City standards for streets and gives the City a much stronger claim to the land upon which the Street, parkway and public sidewalk are located.
- F. *Solar access and passive heating and cooling design requirements have been satisfied in accordance with Chapter 17.03.*** The design of the subdivision, with its east/west street orientation and south facing roof plains, allows excellent solar access to meet passive heating and cooling design requirements. In addition, all units will be furnished with photovoltaic solar panels and be pre-wired for electric vehicle charging.
- G. *The subdivision balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*** The Project helps the City meet its regional housing needs by providing for new market rate, moderate, and low-income housing on underutilized property that has been designated as a housing opportunity site in the General Plan Housing Element and rezoned to allow the density being proposed. The Project is located in an existing urbanized site that is well-served by public utilities, transportation, and commercial services and amenities. It takes a prominently located vacant, underutilized site and introduces much-needed housing on a site that has been identified specifically for a Project that will assist the City in meeting its regional housing needs requirement.
- H. *The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements of the Los Angeles Regional Water Quality Control Board.*** The discharge of waste from the Project will not result in the violation of the existing requirements of the Regional Water Quality Control Board, as the Project will be required to annex to the Los Angeles County Sanitation District and hook up to the local sanitary sewer system. Similarly, the Project will be required to meet the strict

City and State requirements for the catchment and percolation of stormwater on site to limit discharge to the surrounding stormwater system.

SECTION 5. The Claremont City Council hereby approves Tentative Tract Map No. 84564, subject to the following conditions:

PLANNING/BUILDING DIVISION CONDITIONS

- A. The above referenced Tentative Tract Map shall expire two years following the City Council approval date, if the final map has not been recorded. The expiration date may be extended upon written request by the Applicant on a City application form. The request must be received at least 30 days prior to expiration of the application. The expiration of the Tentative Tract Map shall be tolled during any period in which a legal challenge is pending on the City's approval of the Tentative Tract Map or the associated CEQA determination.
- B. Failure to comply with any conditions of approval shall be deemed just cause for reconsideration of Project approvals by the City.
- C. Prior to issuance of building permits, the Applicant shall:
 1. Gain approval for the final Site Plan, architectural design, exterior lighting, landscaping, materials and colors from the Architectural and Preservation Commission.
 2. Ascertain and comply with all requirements of the City's Building and Engineering Divisions, including the submittal of complete Planning, 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 the City Council approval as well as show compliance with all applicable ADA related items. ADA improvements will need to show compliance with access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curbs, etc. Access shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, and public streets and sidewalks.
 3. Ascertain and comply with the requirements of the Los Angeles County Fire Department.
 4. Secure approval of the design and location for any new green waste/organics waste enclosures from the Community Services Director. Construction plans for the proposed enclosures must be submitted prior to issuance of a building permit for the Project.
 5. Submit applicable materials to show compliance with the state Water Efficient Landscape Ordinance (WELO).

6. Submit a compaction report.
7. Pay all applicable permit and development fees including, but not limited to, fire facility, school, and plan check fees, as established by City ordinances and resolutions.
8. Pay any/all outstanding development review fees related to Planning and Site Plan Review Files #23-A10 and TTM 84564.
9. Pay one-half of the in-lieu fee required for the fractional low-income unit as specified in the approved Inclusionary Housing Plan for the Project prior to issuance of a building permit for all or any part of the housing development project. The remainder of the fee shall be paid before a certificate of occupancy is issued.
10. Provide detailed acoustical noise analysis/study to the Planning and Building Divisions prior to issuance of building permits for new buildings once design approval for the Project has been secured. The noise analysis/study shall outline how noise insulation requirements of the State Building Code, Title 24, and noise requirements of the Claremont Municipal Code for the RM 2000 zoning district will be met or exceeded. The analysis/study shall include specific measures that would achieve the required levels, including required window glazing, construction techniques, added insulation, etc.
11. Secure approval of a disposal plan for the construction/demolition (C&D) waste from the Claremont Community Services Department. The plan shall demonstrate diversion of materials from the landfill, which will meet or exceed the City's construction and demolition debris recycling rate of 90%. The plan shall include:
 - a. Estimated tons of material to be disposed of in landfills;
 - b. Estimated tons of material to be diverted from landfills by material type;
 - c. The hauler to be used;
 - d. The name, address, and phone number of the disposal and recycling facilities to be used; and
 - e. Copies of the facility permits from the California Department of Resources, Recycling, and Recovery.
 - f. The contractor may dispose of C&D waste in one of the two following ways:
 - i. Contractor may haul material to a recycling facility using vehicles owned and operated by the contractor. In no circumstances shall the contractor haul any waste to a landfill; or
 - ii. Contractor may utilize the City's solid waste collection service. Under no circumstances shall a private hauler be used to transport material to any facility in violation of the Claremont Municipal Code.

Should the contractor C&D waste plan not be able to achieve a 90% or higher diversion rate, the City's solid waste collection service shall be used.

D. Prior to the issuance of Certificate of Occupancy, the Applicant shall:

1. Install all approved exterior lights (soffit, step lights, streetlights, pathway bollards, etc.) associated with the building, driveways, pathways, and landscape plan.
2. Install landscape materials in accordance with an approved landscaping plan on file with the Planning Division. All new plant materials shall be disease-free and shall be in vigorous condition at the time of installation.
3. Install all bike racks and transportation demand management (TDM) measures per applicable code requirements.
4. Place underground all existing on-site overhead wires and existing utility poles serving the improvement. Undergrounding of utility lines shall extend to an existing power pole or other off-site point of connection in accordance with the requirements of Chapter 16.151 and Section 17.016.060 of the Claremont Municipal Code. This condition does not apply to the existing overhead utility lines located along the American Avenue frontage as the requirement for undergrounding those utilities has been claimed as the Project's one concession that is allowed by State Density Bonus Law.
5. Obtain City approval of the Project's Covenants, Conditions, and Restrictions (CC&R's), which shall include requirements for the use of on-site resident and guest parking spaces (including a requirement that garages be used for parking of vehicles), the use of the outdoor spaces, private patios and decks, maintenance of the public art and public parkway landscaping in front of the Project, and continuous maintenance of a dense landscape barrier along the eastern boundary of the Project (currently a dense row of young ficus nitida trees) at a height of 25 feet.
6. Gain City approval of any related disclosure documents that will be distributed to all buyers of units in the Project. These documents shall include disclosures that each residential unit is limited to two cars to be parked in the private garage associated with the unit, that the on-site uncovered parking spaces are intended for guests and not for additional cars for individual units. Disclosures must also include a description of the City's restriction on overnight parking on City Streets.
7. Provide a plan for approval by the Director of Community Development for the safe transition between the property line and any remnant of the existing tennis court that is currently located on both the Project site and 860 South Indian Hill Boulevard, which is currently occupied by the Chevron/McDonald's development. Finished condition should be safe for passersby and not create drainage, vector nuisances, or other safety concerns.

8. Gain approval from the City's Public Art Committee for the proposed public art piece to be located near the American Avenue frontage of the Project.
 9. Pay the second-half of the in-lieu fee required for the fractional low-income unit as specified in the approved Inclusionary Housing Plan for the Project.
- E. Prior to the release of any 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.
- F. 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 Claremont Municipal Code. No construction activities are allowed on Sundays and National holidays.
 2. Staging areas shall be located away from existing residential structures.
 3. All construction equipment shall use properly operating and maintained mufflers.
 4. 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.
 5. Compliance with the requirements of the Migratory Bird Treaty Act and California Fish and Game Code, to protect against construction activities to affect breeding or reproduction of bird and/or raptor species on or adjacent to the site. These may include, but are not limited to, completing wildlife surveys prior to the start of construction, establishing buffer zones around bird nesting sites, and discontinuing construction in areas that impact protected species.
- G. To ensure compliance with the provisions of this City Council approval, a final inspection is required from the Planning Division when work has been completed. The Applicant shall inform the Planning Division and schedule an appointment for such an inspection.
- H. Upon final inspection, the City will commence a 30-day lighting level review of all exterior lights including building lights, streetlights, driveway lights, pathway lights, and landscape lights. 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 achieve acceptable lighting levels.
- I. 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 administrative fines program of Chapter 1.14 of the Claremont Municipal Code.

- J. 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 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.
- K. 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 permit and/or 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.

ENGINEERING DIVISION CONDITIONS

- A. In order to permit review pursuant to Government Code §66456.2, at least 60 days before filing the original signed final map, the Applicant shall submit to the City the following documents and receive approval from the City Engineer:
 - 1. A final map for review and approval by the City Engineer and Acting Land Surveyor. The final map shall be in conformance with the approved tentative map, the State of California's Subdivision Map Act, and all applicable City Ordinances and Resolutions. The map shall show all dedications including the granting of the 30 feet of American Avenue fronting the property to the City of Claremont in fee title.
 - 2. A preliminary soils report that addresses the geology, the stability of the site, the grading requirements, and all necessary erosion control measures and soil stabilization methods.
 - 3. A preliminary 25-year hydrology study prepared in conformance with the standards and requirements of the Los Angeles County Flood Control District. The study shall address how potential grading, in conjunction with the drainage conveyance systems, will allow building pads and adjacent properties to be safe from inundation from rainfall runoff and will protect downstream properties from drainage caused by the alteration of drainage patterns. All drainage shall be designed to contain a ten-year event within curb-to-curb area, and a 50-year event within the public right-of-way. All drainage structures shall be per City of Claremont or Los Angeles County

standards. The developer may, as a result of the findings of the hydrology study, be required to install additional storm drain facilities prior to the issuance of the first certificate of occupancy for dwelling purposes.

4. Comprehensive precise grading and drainage plans. Plans shall be prepared and duly wet-stamped by a licensed civil engineer and be in conformance with the California Building Code and the City's standard grading requirements and shall demonstrate compliance with the recommendations of the geotechnical engineer. The plans shall be subject to the review and approval of the City Engineer.
5. Sewer plans designed by a registered civil engineer. Studies involving the sewer capacity shall be provided. Sewer monitoring shall be conducted at manhole locations as determined appropriate by the City Engineer.
6. Utility plans for a water system, designed to the satisfaction of Golden State Water Company, the City Engineer, and the Los Angeles County Fire Department.
7. Street improvement plans designed by a registered civil engineer for the American Avenue right-of-way, and all private streets, drives and alleys. These plans shall include curb and gutter, ADA compliant sidewalks, parkways (where possible), parkway landscaping and irrigation, street lighting and street trees, access ramps and modified driveway approaches (as required for ADA/Title 24 purposes) and bus stop improvements (if applicable); all necessary traffic control signs and striping, and street reconstruction as necessary, as determined by the City Engineer. Typical reconstruction involves 2" grind and cap within the limits of the Project. All private streets, alleys, and drives shall conform with the geotechnical engineer's recommendations and/or be constructed with a minimum four-inches of asphalt over four-inches of compacted native materials, whichever is greater.
8. Include one original, signed map that includes offers for dedication of all necessary easements when required for roadway purposes, public sidewalks, drainage facilities, sanitary sewer, landscaping, utilities, ingress and egress, etc. The map shall show additional dedications for street right-of-way, and any existing and new easements, landscape, pedestrian access, sewer lines, storm drain lines or overland flow as applicable.
9. Comply with the requirements outlined in the City Council Resolution and City Council Resolution approving the Tentative Tract Map.
10. Title report and backup documents shall include, but are not limited to, all previous deeds, easements, maps and records of survey associated with the final map.

11. Closure calculations for the final map.
12. Letters of non-interference from any utility company that may have rights of easement within the property boundaries, as well as a description of the types and locations of all underground utilities.
13. "Will-serve" letters from utilities including gas, water, electric, cable TV/broadband, and telephone. Further, the developer shall contact the individual utility companies to coordinate the installation of said utilities.
14. Final Map tax clearance from the Los Angeles County Land Development Office pursuant to Government Code Section §66492.
15. Annex or verification that the property has been annexed into the Los Angeles County Sanitation District Number 21, if applicable.
16. Obtain approval and satisfy the requirements from the Los Angeles County Fire Department (LACFD) for the proposed map.
17. 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.
18. Pay all outstanding development review fees related to the Project. Payment shall be collected prior to filing the Final Map with the City Engineer.
19. Obtain approval from the Los Angeles County assessor's office and provide the revised APNs on the Final Map. If any comments are issued by the Los Angeles County Assessor's office / Los Angeles County Land Surveyor they shall be provided to the City of Claremont for record.
20. Enter into a Subdivision Improvement Agreement with the City of Claremont for the completion of applicable public improvements fronting the map boundaries and for the installation of a right-turn pocket at the intersection of Indian Hill Boulevard and American Avenue. The City of Claremont shall provide the design for the proposed intersection improvements.
 - The dedicated right turn pocket improvements are required as part of this Tract Map approval. The City is working to obtain the necessary right of way for said improvements at City's cost and expense. The City, at its cost and expense, will also provide plans and specifications for the necessary signal modifications to provide roadway improvements to

address the Project impacts associated with the need for a right turn only lane for west bound American Avenue at Indian Hill Boulevard. The right turn pocket improvements, signal modifications, and other roadway improvements (collectively "Traffic Improvements") shall be constructed by the developer at the developer's cost and expense. In the absence of a Subdivision Improvement Agreement addressing the timing of construction of the Traffic Improvements, the Traffic Improvements shall be constructed before any certificate of occupancy is issued.

- To the extent this condition conflicts with any other condition addressing Traffic Improvements, this condition shall prevail.

B. Prior to issuance of demolition, grading/on-site improvement or building permits, the Applicant shall:

1. Submit stamped and signed Civil Plans, prepared by a licensed Civil Engineer, that include the following plans: Title Sheet, Erosion Control, Demolition, Grading, Paving, Utilities, Drainage, Low Impact Development and Details. The plans shall include, but are not limited to the following where applicable:
 - a. All proposed improvements, including but not limited to, flat work, new structure, accessory structures, doors, walls, landscaping, etc.
 - b. Proposed grading topography.
 - c. All existing and proposed easements.
 - d. Summary of earthwork volumes.
 - e. All property lines.
 - f. Offers of dedication (if applicable) of all necessary easements when required for roadways, sidewalks, streetlights, drainage facilities, sanitary sewer, storm drain, landscaping utilities, ingress and egress, etc. All dedications shall be recorded as directed by the City Engineer at the Applicant's expense.
 - g. Building pads and finished floor elevations. Grading and drainage shall comply with the latest California Building Code, California Residential Code, and California Green Building Standards.
 - h. All existing utilities found on the property including but not limited to; underground utilities, drains, utility boxes and power poles. If relocation of any utility is required, the Applicant shall coordinate with utility purveyor. All utilities shall be placed underground in accordance with Chapter 16.151 of the Claremont Municipal Code.

- i. Proposed sewer connection. Show installation of backflow prevention device if upstream manhole is not lower than finished floors of all buildings.
 - j. Applicable Best Management Practices (BMPs) for construction of site improvements; demonstrating compliance with applicable NPDES permit requirements and other protective measures to be installed prior to grading activities. Said protective measures shall be in place during construction activities associated with the Project.
 - k. Proposed Municipal Separate Storm Sewer System (MS4) devices (drywell, bioretention planter, etc.) in conformance with MS4 permit requirements.
 - l. Location of all existing City and private trees, and all proposed trees. Existing City trees shall be protected in place in accordance with tree protective mitigation measures.
2. Prepare a final geotechnical 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.
3. Provide a final 25-year hydrology study for the proposed Project Site prepared in conformance with the standards and requirements of the Los Angeles County Flood Control District. The study shall address how potential grading, in conjunction with the drainage conveyance systems, will allow the building pad and adjacent properties to be safe from inundation from rainfall runoff and will protect downstream properties from drainage caused by the alteration of drainage patterns. All drainage structures shall be per City of Claremont on Los Angeles County standards.
4. Obtain approval and satisfy the requirements from the Los Angeles County Fire Department ("LACOFD") for the proposed subdivision demonstrating compliance with LACOFD requirements.
5. Be in compliance with City's Stormwater Ordinance (MS4 Permit), as well as all other state, county, and city water, wastewater, and hydrological requirements. This includes, but is not limited to:
 - a. Conserve natural area.
 - b. Provide storm drain system stenciling and signage.
 - c. Divert roof and surface runoff to vegetated areas before discharge unless the diversion would result in slope instability.

- d. No untreated site drainage discharge through underground pipes or any other conveyance to the City's MS4.
 - e. Maximize the percentage of pervious surfaces to allow percolation of storm water into the ground.
 - f. Minimize the quantity of storm water directed to impervious surfaces and the City's Municipal Separate Storm Sewer System (MS4).
 - g. Control runoff from impervious surfaces through infiltration, bioretention, and/or rainfall harvest and use.
 - h. Protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow.
6. Submit street improvement plans designed by a registered Civil Engineer for public right-of-way. Applicable City standards and latest edition of the Standard Specifications for Public Works Construction (Greenbook) for the public right of way shall be noted on plans. The street improvement plans shall include, but are not limited to the following:
- a. Driveway approaches (as required for ADA/Title 24 purposes);
 - b. Location or relocation of street tree(s) - (Contact Community Services Department at 909-399-5431);
 - c. ADA-compliant sidewalks;
 - e. Parkway landscaping and irrigation;
 - f. Undergrounding of utilities;
 - g. Sewer location;
 - h. Storm drain overflow location;
 - i. Approximate location for streetlight(s); and
 - j. All necessary traffic control signs and striping, and street reconstruction, as required by City Engineer.
7. Provide a detailed construction management plan that includes but not limited to; construction fencing, contractor parking, construction truck routing, materials staging, and street, sidewalk, and bike route closures for the construction of the Project. The construction management plan, and construction schedule must be submitted and approved by the City Engineer.

8. Letters of non-interference from any utility company that may have rights of easement within the property boundaries, as well as a description of the types and locations of all underground utilities.
 9. Pay all applicable fees established by City ordinances and Claremont Municipal Code including, but not limited to, those set forth in the Citywide User Fee Schedule. These shall include, but not be limited to:
 - a. Transportation Impact;
 - b. Drainage;
 - c. Sewer Connection;
 - d. Street Resurfacing;
 - e. Public Works Permit and Plan Check Fees;
 - f. Grading/on-site Permit and Plan Check Fees;
 - g. Consultant Review Fees and
 - h. Cash Deposits/Surety/Bonds.
 - i. Public Art Fees (administrative portion as public art is proposed to be installed at the site)
- C. During grading and construction operations, the Applicant shall:
1. Submit a compaction test for grading pad(s).
 2. 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.

3. Ensure that the following measures are honored:

- a. 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 Federal holidays.
- b. Employ adequate dust control measures in accordance with the Uniform Building Code, SCAQMD, and City requirements to minimize fugitive dust.
- c. Staging areas shall be located away from any existing residences as determined by the Building Official.
- d. All construction equipment shall use properly operating mufflers.
- e. Noise sources associated with construction activities shall not exceed the noise levels as set forth in Section 16.154.020 of the Claremont Municipal Code.

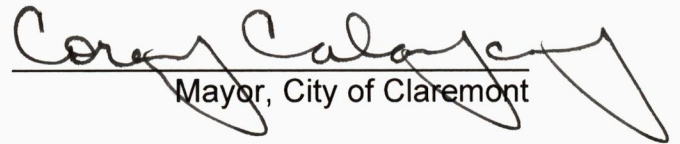
D. Prior to Certificate of Occupancy, the Applicant/owner shall:

- 1. Construct and install all private and public improvements according to approved plans.

2. Schedule a final walk with the engineering division prior to desired certificate of occupancy date. Contractor/Owner shall account for time to address all punch list items prior to desired certificate of occupancy date.
 3. Provide as-built plans.
 4. Provide BMP inspection reports and closeout checklist.
 5. Provide LID maintenance covenant and agreement.
 6. Provide a grading certification from the engineer of record certifying that the grading was conducted per approved plans.
- E. 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.
- F. 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 administrative fines program of Chapter 1.14 of the Claremont Municipal Code.
- G. 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 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/or 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 6. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 10th day of June, 2025.



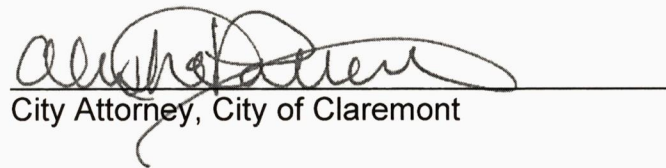
Mayor, City of Claremont

ATTEST:



City Clerk, City of Claremont

APPROVED AS TO FORM:

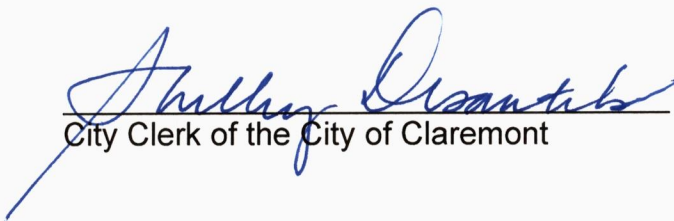


City Attorney, City of Claremont

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
CITY OF CLAREMONT)

I, Shelley Desautels, City Clerk of the City of Claremont, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 2025-28 was regularly adopted by the City Council of said City of Claremont at a regular meeting of said Council held on the 10th day of June, 2025, by the following vote:

AYES: COUNCILMEMBERS: LEANO, REECE, STARK
NOES: COUNCILMEMBERS: CALAYCAY, MEDINA
ABSTENTIONS: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE



City Clerk of the City of Claremont



Claremont City Council

Agenda Report

File #: 5923

Item No: 4.

TO: ADAM PIRRIE, CITY MANAGER

FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: MARCH 24, 2026

Reviewed by:
City Manager: AP

SUBJECT:

HOUSING ELEMENT - 2025 ANNUAL PROGRESS REPORT (FUNDING SOURCE: GENERAL FUND)

SUMMARY

Pursuant to Government Code Section 65400, the City must provide an Annual Progress Report (APR) to the Department of Housing and Community Development (HCD) and the Office of Land Use and Climate Innovation (LCI) regarding progress on the implementation of the City's Housing Element. The APR provides information on the number of housing units for which applications were submitted, received entitlement approvals, and for which building permits were issued, and those for which construction was completed in calendar year 2025. The City is currently in the 6th-Cycle Housing Element Planning Period, covering 2021-2029 and unit tallies are compared against the 6th-Cycle Regional Needs Housing Assessment (RHNA) numbers for the City of Claremont.

The APR also provides an update on the implementation of housing programs contained in the City's newly certified Housing Element. Since the Housing Element was certified by HCD on September 12, 2024, this APR is the second time the City has reported on its progress on the 6th-Cycle Housing Element implementation programs.

The APR is required to be considered, received, and filed by the City Council at a public meeting no later than April 1, 2026.

RECOMMENDATION

Staff recommends the City Council approve the 2025 Housing Element Annual Progress Report to be submitted to the Department of Housing and Community Development (HCD) and the Office of Land Use and Climate Innovation (LCI).

ALTERNATIVE TO RECOMMENDATION

In addition to the staff recommendation, there is the following alternative:

- Continue the item, while noting that a continuation will delay the submittal of the 2025 Annual Progress Report beyond the State's April 1, 2026 deadline.

It is important to note that in California, jurisdictions face potential revocation of Housing Element compliance and/or referral to the Attorney General for failure to submit timely annual progress reports, with penalties ranging from fines to court actions.

FINANCIAL REVIEW

The APR involves the status of programs that have a financial impact on the City as they are unfunded State mandates for which funding sources have already been identified in the adopted 2021-2029 Housing Element.

The staff cost to prepare the report is approximately \$8,147 and is included in the operating budget of the Community Development Department.

2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

New Housing Units

The APR includes information on the City's progress in meeting their Regional Housing Needs Allocation (RHNA) target for the planning period of 2021-2029 (6th-Cycle). This includes the number of housing units for which applications were submitted, received entitlement approvals for which building permits were issued, and for which construction was completed in calendar year 2025.

Claremont has been allocated 1,711 new housing units as its fair share of the 1,341,827 total number of units needed to meet forecasted population growth in the six-county Southern California Council of Governments (SCAG) region for the 6th-Cycle planning period. The allocation of units is distributed across five income categories, as follows:

| INCOME CATEGORY | NEW CONSTRUCTION NEEDS (units) 2021-2029 |
|--|---|
| Extremely Low & Very low- (0% - 50% of area median income) | 556 (33% of total) |
| Low- (51% - 80% of area median income) | 310 (18% of total) |
| Moderate- (81% - 120% of area median income) | 297 (17% of total) |
| Above Moderate- (over 120% of area median income) | 548 (32% of total) |
| TOTAL UNITS | 1,711 |

As of the date of this report, the City has issued building permits for 88 very low-income units, 65 low-income units, 24 moderate-income units, and 139 above-moderate units in this planning cycle (from 10/15/2021 to 12/31/2025). This means the City is short of the required number of very low-income

units by 468, low-income units by 245, moderate-income units by 273, and above moderate-income units by 409.

The City approved several housing projects in the recent years including the City Ventures American Avenue project, a 70-unit townhome subdivision with inclusionary units; the La Puerta School Site Specific Plan, a 55 unit, small lot single family development; Village South Development, which would provide 711 new units, including 105 units affordable to moderate-income households; the Descanso Walk project by Olson Company, which would provide 56-unit townhome and live/work units including four low-income units along Foothill Boulevard; the Mercy Housing project which would provide 74 affordable housing units including 19 permanent supportive housing units along Towne Avenue; and the National CORE project which would provide 59 affordable housing units along Bonita Avenue at the St. Ambrose Episcopal Church site. Of these recently approved projects, only the Olson Company obtained building permits for a portion of the approved units. Permits for the Olson project are currently being issued in phases, which is typical for townhome and tract home developments.

Implementation Status of Programs

In July 2023, the City Council adopted the 6th-Cycle Housing Element Update and directed staff to make modifications if acceptable to HCD. In September of 2024, the Housing Element was certified by HCD. The certified Housing Element outlines the City's strategy for satisfying the City's RHNA obligation for the Sixth Cycle Planning Period through a suite of housing programs, including a re-zoning program to ensure the City has sufficient capacity to accommodate the 1,711 new units identified as Claremont's fair share.

The APR covers the implementation status of the programs contained in the City's certified Housing Element for calendar year 2025. Since the City did not have a certified Housing Element until September of 2024, the City has had little time to implement the Housing Element programs. Nonetheless, as indicated in Table D of the Housing Element APR, the City has already completed or made progress on many implementation programs.

One notable accomplishment was that in 2025, the City entered into a contract with RRM Design Group to develop Objective Design Standards for qualifying housing developments as mandated by the State. The State mandates local governments evaluate projects using only measurable, objective criteria. Without locally adopted objective design standards, the City must rely on baseline State rules, limiting its ability to shape development consistent with Claremont's character. As of this writing, a draft objective design standards document is being prepared by RRM Design Group, satisfying Housing Element Programs 10 and 23. In addition, significant progress was made to develop pre-approved ADU plans in 2025, which enabled their recent release in Spring of 2026.

Standardized APR Form Content

As part of the update, the State requires that a standardized APR form be completed and submitted by local jurisdictions. The following is a summary of the City's completed forms for 2025, which are included in the APR (Attachment):

- Table A includes new housing units by income level for which a discretionary application has been submitted within the calendar year 2025:
 - 30 units reported in this category, including 15 acutely low-income units, 3 extremely low-income units, 7 low-income units, and 5 above moderate-income units.

Staff notes that “acutely low-income” is a new income category that HCD introduced for the 2025 Housing Element APR. Of the 30 applications, 28 were for ADUs and JADUs. Since 15 ADU applicants reported that their ADU would be occupied by a family member and that no rent will be charged, this APR reflected that there were 15 acutely low-income units proposed in 2025.

- Table A2 includes net new housing units by income level that have received an entitlement, a building permit, or a certificate of occupancy (or final inspection) during the calendar year 2025:
 - 126 units reported in this category, including 32 acutely low-income units, 20 extremely low-income units, 23 low-income units, 8 moderate-income units, and 43 above-moderate income units.

Staff notes that “acutely low-income” is a new income category that HCD introduced for the 2025 Housing Element APR. Since 63 ADUs were reported in Table A2 and a majority of the applicants indicated that the ADU would be occupied by a family member with no rents charged, this APR reflected that there were 32 acutely low-income units produced in 2025.

- Table B summarizes prior permitting activity in the current planning cycle and permitting activity for the calendar year being reported:
 - 52 units received building permits in 2025 and are reported in this category.
- Table C includes sites identified or rezoned to accommodate a shortfall of housing sites from the previous planning period, to meet a shortfall of sites noted in the Housing Element, or to provide additional sites required by no net loss law under Government Section 65863. If applicable, this data would serve as an addendum to the sites inventory in the adopted Housing Element:
 - No sites were identified or rezoned as no significant “net loss” or shortfall has been identified since the Housing Element was certified by HCD.
- Table D is the report on the status of the 2021-2029 Housing Element Implementation Program for the 2025 calendar year.
 - Most of these programs are either ongoing or in the process of being implemented.
- Table E includes commercial development bonuses approved by the City during the calendar year.
 - No units reported.
- Table F includes units rehabilitated, preserved, and acquired for alternative adequate sites during the 2025 calendar year.
 - No units reported.

- Table F2 includes above moderate-income units converted to moderate-income units.
 - No units reported.
- Table G includes locally owned lands included in the Housing Element sites inventory that have been sold, leased, or otherwise disposed of during the 2025 calendar year.
 - No properties reported
- Table H includes locally owned or controlled lands declared as surplus or identified as excess.
 - None reported.
- Table J includes student housing development for lower-income students for which a density bonus was granted during the 2025 calendar year.
 - None reported.
- Table K includes reporting on Tenant Preference Policies.
 - None reported.
- Table L is a new request from HCD. It includes any sites that were newly added to a National, State, or Local register of historic places within the reporting year
 - Two new local historic register listings are reported for 611 West 8th Street and 1230 Harvard Avenue.
- LEAP Reporting. This table is for jurisdictions that have applied for and received the Local Early Action Plan (LEAP) grant to report on their activities.
 - None reported. The City did not participate in the LEAP grant.

CEQA REVIEW

This item, adopting Annual Progress Report as required by the State Housing Element Law, is not subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and Section 15060(c)(3) (the activity is not a “project” as defined in Section 15378). CEQA Guidelines Section 15378(b)(2) and (5) excludes “continuing administrative or maintenance activities” and “organizational or administrative activities of governments that will not result in direct or indirect physical changes to the environment” from its definition of “project.”

PLANNING COMMISSION REVIEW

On March 17, 2025, the Planning Commission reviewed the 2025 Housing Element Annual Progress Report and recommended approval by the City Council.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Prepared by:

Brad Johnson
Community Development Director

Catherine Lin
Senior Planner

Attachment:

2025 Housing Element Annual Progress Report

| | | |
|--|-----------|-------------------------|
| Jurisdiction | Claremont | |
| Reporting Year | 2025 | (Jan. 1 - Dec. 31) |
| Housing Element Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

| Building Permits Issued by Affordability Summary | | |
|---|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 1 |
| | Non-Deed Restricted | 9 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 5 |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 7 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 6 |
| Above Moderate | | 24 |
| Total Units | | 52 |

| Units by Structure Type | Entitled | Permitted | Completed |
|----------------------------|-----------|-----------|-----------|
| Single-family Attached | 0 | 0 | 0 |
| Single-family Detached | 0 | 0 | 0 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 0 | 29 | 15 |
| Accessory Dwelling Unit | 38 | 23 | 21 |
| Mobile/Manufactured Home | 0 | 0 | 0 |
| Total | 38 | 52 | 36 |

| Infill Housing Developments and Infill Units Permitted | # of Projects | Units |
|--|---------------|-------|
| Indicated as Infill | 52 | 52 |
| Not Indicated as Infill | 0 | 0 |

| Housing Applications Summary | |
|--|----|
| Total Housing Applications Submitted: | 29 |
| Number of Proposed Units in All Applications Received: | 29 |
| Total Housing Units Approved: | 27 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 423 Streamlining Provisions - Applications | |
|---|---|
| Number of SB 423 Streamlining Applications | 0 |
| Number of SB 423 Streamlining Applications Approved | 0 |

| Units Constructed - SB 423 Streamlining Permits | | | |
|--|----------|-----------|----------|
| Income | Rental | Ownership | Total |
| Acutely Low | 0 | 0 | 0 |
| Extremely Low | 0 | 0 | 0 |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

| Streamlining Provisions Used - Permitted Units | # of Projects | Units |
|--|---------------|-------|
| SB 9 (2021) - Duplex in SF Zone | 0 | 0 |
| SB 9 (2021) - Residential Lot Split | 0 | 0 |
| AB 2011 (2022) | 0 | 0 |
| SB 6 (2022) | 0 | 0 |
| SB 423 (2023) | 0 | 0 |

| Ministerial and Discretionary Applications | # of | Units |
|--|------|-------|
| Ministerial | 29 | 29 |
| Discretionary | 0 | 0 |

| Density Bonus Applications and Units Permitted | |
|--|---|
| Number of Applications Submitted Requesting a Density Bonus | 0 |
| Number of Units in Applications Submitted Requesting a Density Bonus | 0 |
| Number of Projects Permitted with a Density Bonus | 3 |
| Number of Units in Projects Permitted with a Density Bonus | 3 |

| Housing Element Programs Implemented and Sites Rezoned | Count |
|--|-------|
| Programs Implemented | 34 |
| Sites Rezoned to Accommodate the RHNA | 0 |

| | |
|-----------------|-------------------------------------|
| Jurisdiction | Claremont |
| Reporting Year | 2025 (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle (10/15/2021 - 10/15/2025) |

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

| Project Identifier | | | | | Unit Types | | Date Application Submitted | Proposed Units - Affordability by Household Incomes | | | | | | | | | | | | | | Total Approved Units by Project | Total Disapproved Units by Project | Streamlining | Historic Sites | Density Bt Applic | | | | | | | |
|-------------------------------------|--------------|---|---------------|--------------------------------|---|-------------------------|---|---|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---------------------------------|---------------------------------|------------------------------------|---|---|---|----------------|-------------------|----|----|----|--|--|--|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | | | | |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH) | Tenure R=Rentor O=Owner | Date Application Submitted (see instructions) | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Total PROPOSED Units by Project | Total APPROVED Units by Project | Total DISAPPROVED Units by Project | Please select state streamlining provision/s the application was submitted pursuant to. | Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L.7 | Did the housing development application seek incentives or concessions pursuant to Government Code section 65915? | | | | | | | | | |
| Summary Row: Start Data Entry Below | | | | | | | | 0 | 15 | 0 | 3 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 5 | 30 | 28 | 0 | | | | | | | | | | | |
| | 8316-001-028 | 465 Harrison Ave | 25-ADUP-08 | 800-036-314 | ADU | R | 3/6/2025 | | | | | | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | | |
| | 8307-013-017 | 506 Wesley Way | 25-ADUP-01 | 800-036-419 | ADU | O | 1/15/2025 | 1 | | | | | | 0 | 0 | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8307-005-029 | 690 Hobart Drive | 25-ADUP-04 | 800-036-429 | ADU | O | 2/19/2025 | 1 | | | | | 0 | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8303-003-012 | 985 Scripps Drive A | 25-ADUP-10 | 800-036-446 | ADU | O | 3/6/2025 | 1 | | | | | 0 | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8303-002-021 | 1037 Lake Forest Drive A | 25-ADUP-06 | 800-036-509 | ADU | R | 3/4/2025 | | | | | | | | | 1 | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8309-009-014 | 429 W. 11th Street | 25-ADUP-11 | 800-036-727 | ADU | O | 3/12/2025 | | | | | 1 | 0 | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8316-014-017 | 625 Hendrix Avenue A | 25-ADUP-12 | 800-036-820 | ADU | R | 3/12/2025 | | | | | | | | | 1 | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8670-029-023 | 2461 San Jacinto Ct | 25-ADUP-05 | 800-037-055 | ADU | O | 2/25/2025 | | | | | | 1 | 0 | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8671-007-017 | 2964 Claremont Heights Drive Backyard Estates LLC | 25-ADUP-26 | 800-037-109 | ADU | O | 7/23/2025 | | | | | | 1 | 0 | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8307-014-030 | 1403 Cuernavaca Place | 25-ADUP-25 | 800-037-127 | ADU | O | 7/17/2025 | 1 | 0 | 0 | 0 | 0 | | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8671-043-027 | 2111 Brescia Avenue | 25-ADUP-23 | 800-037-136 | ADU | O | 7/3/2025 | 1 | 0 | 0 | 0 | 0 | | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8673-035-030 | 927 Brandeis Drive | 25-ADUP-28 | 800-037-168 | ADU | O | 8/7/2025 | 1 | 0 | 0 | 0 | 0 | | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8303-004-012 | 943 Scripps Drive | 25-ADUP-32 | 800-037-266 | ADU | O | 10/6/2025 | | | | | | | | | 1 | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8671-005-046 | 832 E Miramar Avenue | 25-ADUP-27 | 800-037-283 | ADU | O | 8/6/2025 | 1 | 0 | 0 | 0 | 0 | | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8673-031-028 | 1033 Pomello Drive | 25-ADUP-24 | 800-037-329 | ADU | O | 7/14/2025 | 1 | 0 | 0 | 0 | 0 | | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8314-010-008 | 605 Blanchard Pl | 25-ADUP-29 | 800-037-356 | ADU | O | 8/11/2025 | 1 | 0 | 0 | 0 | 0 | | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8309-004-013 | 285 W 12th Street | 25-ADUP-19 | 800-037-926 | ADU | R | 6/4/2025 | | | | | | | | | 1 | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8315-015-007 | 167 E San Jose Avenue | 25-ADUP-20 | 800-036-971 | ADU | R | 6/12/2025 | | | | | | | | | 1 | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8313-026-010 | 265 Spring Street | 25-ADUP-21 | 800-037-014 | ADU | O | 7/1/2025 | 1 | | | | | 0 | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8313-025-007 | 235 Olive Street | 25-ADUP-15 | 800-037-046 | ADU | R | 4/17/2025 | | | | | | | | | | 1 | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8671-019-039 | 2272 Forbes Avenue A | 25-ADUP-02 | 800-036-186 | ADU | O | 1/28/2025 | 1 | | | | | 0 | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8314-020-017 | 142 Kirkwood Avenue A | 25-ADUP-13 | 800-036-186 | ADU | R | 4/14/2025 | | | | | | | | | | | 1 | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8315-027-011 | 432 Westpoint Drive A | 25-ADUP-14 | 800-036-620 | ADU | R | 4/14/2025 | | | | | | | | | 1 | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8309-013-004 | 1034 Harvard Avenue | 25-ADUP-18 | 800-036-616 | ADU | R | 12/20/2024 | | | | | | | | | 1 | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8305-006-026 | 1864 Salem Ct | 24-ADUP-29 | 800-035-987 | ADU | O | 4/24/2025 | 1 | | | | | 0 | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8671-034-017 | 353 Auburn Way A | 25-ADUP-17 | 800-036-686 | ADU | O | 5/12/2025 | 1 | | | | | 0 | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8305-007-021 | 1877 Morgan Avenue A | 25-ADUP-22 | 800-036-870 | ADU | R | 7/1/2025 | | | | | | | | | | | 1 | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |
| | 8670-025-011 | 754 Via Monte Video St | 25-ADUP-07 | 800-036-489 | ADU | O | 3/5/2025 | 1 | 0 | 0 | 0 | 0 | 0 | | | | | | 1 | 1 | 1 | | NONE | No | No | | | | | | | | |

| | | |
|------------------------|-----------|-------------------------|
| Jurisdiction | Claremont | |
| Reporting Year | 2025 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

| Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability | | | | | | | | | | | | | | |
|--|---------------------------------|---|------|------|------|------|------|------|------|------|------|---|-----|---------------------------------|
| Income Level | RHNA Allocation by Income Level | Projection Period - 06/30/2021-10/14/2021 | 2 | | | | | | | | | 3 | 4 | |
| | | | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | | | Total Units to Date (all years) |
| Acutely Low | Deed Restricted | - | - | - | - | - | - | 1 | - | - | - | - | 10 | - |
| | Non-Deed Restricted | - | - | - | - | - | - | 9 | - | - | - | - | - | - |
| Extremely Low | Deed Restricted | - | - | - | - | 33 | - | - | - | - | - | - | 46 | - |
| | Non-Deed Restricted | 7 | - | - | - | 1 | 5 | - | - | - | - | - | - | - |
| Very Low | Deed Restricted | 556 | - | - | - | 1 | - | - | - | - | - | - | 88 | 468 |
| | Non-Deed Restricted | - | 1 | 2 | 12 | 16 | - | - | - | - | - | - | - | - |
| Low | Deed Restricted | 310 | - | - | - | - | - | - | - | - | - | - | 65 | 245 |
| | Non-Deed Restricted | - | 1 | 1 | 3 | 16 | 37 | 7 | - | - | - | - | - | - |
| Moderate | Deed Restricted | 297 | - | - | 1 | 1 | 2 | - | - | - | - | - | 24 | 273 |
| | Non-Deed Restricted | - | - | 1 | - | 4 | 9 | 6 | - | - | - | - | - | - |
| Above Moderate | | 548 | 5 | 16 | 37 | 36 | 21 | 24 | - | - | - | - | 139 | 409 |
| Total RHNA | | 1,711 | | | | | | | | | | | | |
| Total Units | | | 14 | 20 | 53 | 73 | 104 | 52 | - | - | - | - | 316 | 1,395 |

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

| Jurisdiction | Claremont | | | | | | | |
|--|--|--|------------------|----------------------------------|---|-------------------------------|----------------------------|---|
| Reporting Year | 2025 | (Jan. 1 - Dec. 31) | | | | | | |
| Table D | | | | | | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | | | | | | |
| Housing Programs Progress Report | | | | | | | | |
| Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | | | | | | | |
| 1 | 2 | 1/3/1900 | 4 | 5 | 6 | 7 | 8 | 9 |
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Program 1 Owner-Occupied Rehabilitation Program | Provide rehabilitation assistance to four households annually for a total of 24 households over six years. Publicize program information on the City's website, at City Hall, and at other public locations (ongoing). Increase outreach by providing information of the program to owners of homes identified through code enforcement activities as requiring maintenance or other actions to correct code violations. | 12/31/2029 | 6th Cycle | Continuous | Status: The City completes assisting 4 households annually by allocating CDBG funding towards this program. Responsible Agency: Community Development Department/ Planning Division, Building Division, Community Improvement Division | Households | 4 | https://www.claremontca.gov/City-Services/Housing/Housing-Rehabilitation-Program |
| Program 2 Crime-Free Environments For Families | Expand outreach to target neighborhoods with disproportionate housing needs identified through Affirmatively Furthering Fair Housing (AFFH) by doubling the number of events held and conducting two outreach and capacity-building events per year in years 2025 and beyond. | 12/31/2029 | 6th Cycle | Continuous | Status: This program is referring to the Crime Free Multi-Family Program which the City launched in 2009 and has kept running since then. It consists of various components including routine inspections, routine check-ins with property managers, working with property managers to improve security of the properties, and working with the Police Department to address various issues, as well as holding routine classes/events to educate the property managers on a variety of topics. While some components of the program are still being conducted on an on-going basis, the Pandemic ended the organized classes/events. Furthermore, AB1418, a recent state law which became effective in January of 2024, prevented full implementation of this program. Responsible Agency: Police Department | Meetings | 2 | https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf |

| | | | | | | | | |
|--|---|-------------------|------------------|-------------------|---|--------------|--------------|--|
| <p>Program 3 Building Relationships Between City and Housing Managers</p> | <p>Implement requirements of the City's Multi-Family Rental Housing Ordinance, which requires annual licensing of complexes with ten or more units. The City's Community Improvement staff will conduct annual inspections of complexes for compliance with City codes, and the Police Department will monitor criminal activity and work together with property owners/managers to develop corrective action plans as needed (ongoing). The City will maintain ongoing communications with managers of multi-family housing projects to address needed maintenance and rehabilitation.</p> | <p>12/31/2029</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: The City completes this program annually. Every year the City requests annual registrations for multi-family rental housing. For this reporting year, the City received 25 registrations out of the 29 total. The City also performs yearly inspections every January. The inspections are ongoing until completed. Staff is unable to quantify an outcome with the selections provided in the scroll down menu, therefore we have entered "0" in Column "H". Responsible Agency: Police Department; Community Development Department/ Building Division and Community Improvement Divisions</p> | <p>Other</p> | | <p>https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</p> |
| <p>Program 4 Provision of Adequate Sites</p> | <p>The City will rezone 59.3 acres of opportunity sites as necessary to allow for residential uses and for identified residential densities.</p> | <p>7/31/2024</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>The City has identified a list of appropriate sites where the City is proposing to rezone or upzoning to MFR 30, MFR 60, MU 30, or MU 60. Rezoning/upzoning of these sites will provide additional residential capacity of 929 lower income units and 210 moderate income units based on average densities</p> | <p>Units</p> | <p>1,695</p> | <p>https://portal.laserfiche.com/Portal/DocView.aspx?id=271167&repo=r-634094de</p> |
| <p>Program 5 Inclusionary Housing</p> | <p>Continue to implement the Inclusionary Housing Ordinance and monitor program impacts and accomplishments. The City will monitor the production of deed restricted affordable units through the Inclusionary Housing Ordinance on an annual basis through the Annual Progress Report.</p> | <p>12/31/2029</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: The City completes this program every year on an ongoing basis. Responsible Agency: Community Development Department/ Planning Division</p> | <p>Units</p> | | <p>https://ecode360.com/43834616</p> |

| | | | | | | | | |
|--|--|-------------------|------------------|--------------------|--|--------------|--|--|
| <p>Program 6 Density Bonus</p> | <p>The City will revise its Density Bonus Ordinance to comply with amendments to the State Density Bonus Law. This program will continue to be implemented whenever developers express an interest in pursuing a project in Claremont. The City will encourage the use of the density bonus program by providing information and technical assistance to interested developers. Whenever new legislation is adopted related to density bonuses, the City will revise the City's Density Bonus Ordinance as required by the new legislation.</p> | <p>12/31/2024</p> | <p>6th Cycle</p> | <p>In Progress</p> | <p>Status: In progress. The City experienced a long delay during the Housing Element Update review process with HCD. Since the City did not receive certification of the Housing Element until September, 2024, the expectation to complete updating various sections of the zoning code by December 31 of 2024 was not realistic. However, the City is in the process of completing this task. As for ensuring affordability through deed restrictions, that component of the program is fulfilled each year as the City has always done and will continue to do. Responsible Agency: Community Development Department/ Planning Division</p> | <p>Units</p> | | <p>https://www.claremontca.gov/files/assets/public/v1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</p> |
| <p>Program 7 Accessory Dwelling Units (SB 13)</p> | <p>The City will revise its Accessory Dwelling Unit Ordinance within 12 months to comply with SB 13. The City will encourage the development of accessory dwelling units by providing information and technical assistance to interested developers. Whenever new legislation is adopted related to accessory dwelling units, the City will revise the City's Accessory Dwelling Unit Ordinance as required by the new legislation. Complete the development of an ADU grant program that will allocate \$200,000 in Fiscal Years 2023 and 2024 each towards individual grants of up to \$20,000 for qualified property owners seeking to develop ADUs on their property. The City will evaluate funding opportunities for the years 2024-2029 once ARPA funds are expended in order to maintain the grant program through the planning period. Allocate \$50,000 to the development of 5 standardized prototypical pre-approved ADU designs. Apply the ADU-Ready RS 10,000 Overlay to 11 parcels in North Claremont, allowing them to subdivide pursuant to the lot sizes and dimensions of the RS 10,000 zone. Single-family development on these lots will be required to include an ADU.</p> | <p>12/31/2029</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: Significant progress was made in 2025 regarding updating the City's ADU ordinance. The City is expected to update its ADU ordinance by Summer of 2026. The ADU Grant Program ended in 2024, therefore, no households were awarded the grant in 2025. Staff was unable to quantify this program, therefore we are entering "0" in column "H". Responsible Agency: Community Development Department/ Planning Division</p> | <p>Other</p> | | <p>https://www.claremontca.gov/files/assets/public/v1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</p> |

| | | | | | | | | |
|--|--|-------------------|------------------|-------------------|--|-----------------|----------|--|
| <p>Program 8 Two-Family Housing (SB 9)</p> | <p>Revise Subdivision Ordinance to comply with SB 9. The City will highlight opportunities for lot splits and additional unit creation in Tracts 4002.05 and 4002.06 (Highest Opportunity Areas) where large lots and low lot coverage lend themselves to SB 9 development. The City will conduct outreach to property owners in these tracts to enhance knowledge of new regulations and highlight opportunities for residential unit development. Develop a fair-housing fact sheet for inclusion in the Subdivision Application packet.</p> | <p>12/31/2029</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: In progress. Responsible Agency: Community Development Department.</p> | <p>Other</p> | | <p>https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</p> |
| <p>Program 9. Employee Housing</p> | <p>The City will revise its Zoning Ordinance to comply with the Employee Housing Act.</p> | <p>10/15/2024</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Status: In progress. Responsible Agency: Community Development Department/ Planning Division</p> | <p>Other</p> | | <p>https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</p> |
| <p>Program 10. Objective Design Standards for Project Review (SB 330)</p> | <p>The City will revise existing design review criteria and procedures and develop and implement objective design standards for qualifying projects to ensure City review complies with the requirements of SB 330. The City will test standards to ensure the full range of densities can be achieved midway through the planning period. If the development standards prevent the maximum planned for densities from being achieved, the City will revise development standards to ensure that maximum densities can be achieved.</p> | <p>10/15/2024</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Status: In 2025, the City contracted RRM Design Group to develop the Objective Desing Standards. A draft objective design standards was being developed. Responsible Agency: Community Development Department/ Planning Division</p> | <p>Other</p> | <p>1</p> | <p>https://portal.laserfiche.com/Portal/DocView.aspx?id=304342&repo=r-634094de&searchid=7d54770e-64bd-429a-968c-629c7edf20ef</p> |
| <p>Program 11 Faith-Based Organization Housing Site Working Group</p> | <p>Create the FBO Housing Site Working Group within six months of the adoption of the Housing Element Update and begin holding working meetings to begin building capacity of local FBOs and advance development proposals for rezoned FBO sites. Advertise FBO Housing Site Working Group meetings on the City webpage and in the City Manager's Weekly Newsletter</p> | <p>12/31/2029</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: The FBO Housing Site Working Group meets routinely outside the City Hall for regional efforts to increase housing supply through housing development on FBO sites. The City's staff liason established communication with a FBO contact person from Housing Claremont in 2024, however, Housing Claremont went through a leadership change in 2025 and became unresponsive towards the end of 2025. Responsible Agency: Community Development Department.</p> | <p>Meetings</p> | | <p>https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</p> |

| | | | | | | | | |
|--|---|--|------------------|--------------------|---|--------------|------------|--|
| <p>Program 12 Transitional Housing/Supportive Housing</p> | <p>The City will revise Chapter 16.900 of its Zoning Ordinance to comply to make clear in the definitions for transitional housing and supportive housing that such housing is considered a residential use.</p> | <p>10/15/2024</p> | <p>6th Cycle</p> | <p>In Progress</p> | <p>Status: In progress. The City experienced a long delay during the Housing Element Update review process with HCD. Since the City did not receive certification of the Housing Element from HCD until September, 2024, the expectation to complete updating various sections of the zoning code in October of 2024 was not feasible. However, the City is in the process of completing this task. Responsible Agency: Community Development Department/ Planning Division</p> | <p>Other</p> | <p>1</p> | <p>https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-housing-element-v41-clean.pdf</p> |
| <p>Program 13 Park Fees Reductions/Waivers</p> | <p>Expand the park fee reduction/waiver program to include a parkland fee waiver for projects that provide at least 10% low-income units. The parkland fee shall be waived for the low-income units only.</p> | <p>Revise park fee reduction/waiver program by December 31, 2023</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: In progress. No application for Park Fee Reductions/Waivers were received in 2025. Responsible Agency: Community Development Department</p> | <p>Units</p> | | <p>https://www.claremontca.gov/files/assets/public/v/1/financial-services/documents/claremont-uf-adopted-6-24-25.pdf</p> |
| <p>Program 14 Reasonable Accommodation</p> | <p>Revise its Zoning Ordinance to provide a process to review and approve/deny reasonable accommodation requests.</p> | <p>10/15/2024</p> | <p>6th Cycle</p> | <p>In Progress</p> | <p>Status: In progress. Responsible Agency: Community Development Department/Planning Division</p> | <p>Other</p> | <p>1</p> | <p>Not yet available</p> |
| <p>Program 15 Affordable Housing on Small Lots</p> | <p>Offer incentives to encourage development of affordable housing on small lots. Develop a package of incentives to encourage and facilitate lot consolidation.</p> | <p>Develop incentives by December 31, 2023,</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: No applications for lot consolidation was received in 2025. Responsible Agency: Community Development Department.</p> | <p>Units</p> | | <p>No application for lot consolidation was received in 2025.</p> |
| <p>Program 16 Conservation of At-Risk Housing</p> | <p>Monitor the Section 8 contract status of Access Village and Claremont Village Apartments. Contact potential nonprofit organizations as potential purchaser/manager of at-risk units. Explore funding sources available to preserve the affordability of these units. Contact residents to ensure they have been properly noticed and are informed of their rights and options. Assist tenants to obtain Section 8 vouchers from the County of Los Angeles. •The City will reach out to property owners on a bi-annual basis to ensure that they understand and comply with the new state requirements regarding notifying tenants of their intent to convert to market rate housing. The City will monitor the Section 8 contract status of these two developments on an annual basis.</p> | <p>12/31/2029</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: Ongoing. The City has active contract with the LA County Housing Authority to monitor Section 8 contracts of the two developments that offer Section 8 rental assistance within the City. Responsible Agency: City Manager's Office, Community Development Department.</p> | <p>Units</p> | <p>173</p> | <p>https://www.claremontca.gov/City-Services/Housing/Affordable-Housing/Rental-Housing</p> |

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|---|--|--|-----------|------------|--|-------|---|---|
| Program 17 Vacancy Survey | Conduct vacancy surveys on an annual basis. Based on the results of the survey, the City will evaluate and modify strategies for preserving existing affordable units, if necessary. | 12/31/2029 | 6th Cycle | Continuous | Status: The Planning Division conducts the survey bi-annually. Responsible Agency: Community Development Department/Planning Division | Other | 1 | N/A |
| Program 18 Homebuyer Assistance | Publicize program information on City website, via City Social Media accounts, at City Hall, and at other public locations. Continue to assist in distributing homebuyer workshop information, held by local realtors or the Los Angeles County Development Commission, to potential homebuyers. | 12/31/2029 | 6th Cycle | Continuous | Status: Completed. We are unable to quantify the outcome with unit options provided in the scroll down menu in Column G, therefore we have entered "0" for Column "H". Responsible Agency: Community Development Department | Other | | https://www.claremontca.gov/City-Services/Housing/Affordable-Housing/Home-Ownership |
| Program 19 Marketing of Affordable Units to Local Workforce and Diverse Buyers and Renters | As new developments with affordable housing options become available, the City will send information on the affordable housing opportunities to major Claremont employers for distribution to their employees. City will consider local and regional housing registries and ensure marketing materials are implemented to reach renters and buyers of diverse demographics (race, ethnicity, income, disability, familial status, etc.). | On an ongoing basis and as new developments are completed. | 6th Cycle | Continuous | Status: The City advertised the four affordable units at Descanso Walk to major Claremont employers, who then distributed the information to their employees. The City also required Olson Company to give priority in the lottery process to people who live or work in Claremont. Responsible Agency: Community Development Department | Units | 4 | https://www.claremontca.gov/Business-Development/Projects/Development-Projects/Olson-Housing-Project-Descanso-Walk |

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| <p>Program 20 Section 8 Rental Subsidies</p> | <p>Expand the program to include outreach and education on the State's new source of income protection (SB 329 and SB 222) that recognizes public assistance (including Section 8/Housing Choice Voucher subsidies) as a legitimate source of income for housing payments. Continue to work with the County to make Section 8 rental assistance available to qualified renters. Provide referrals to the two complexes in Claremont that have project-based Section 8 rental assistance, totaling 171 units. Publicize program information on City website, at City Hall, and at other public locations. The City will expand the Section 8 program within 12 months of adopting its Housing Element Update. The City will continue to work with the County and community groups on an ongoing basis as needed to make Section 8 rental assistance available to qualified renters. The City will focus on updating the way it communicates with existing and potential renters regarding Section 8 housing vouchers. The City will employ social media platforms, update the City's website, and include news and updates regarding the Section 8 program in the City Manager's Newsletter, which is published on a weekly basis.</p> | <p>12/31/2029</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: The City continues to direct residents who contact the City to the Los Angeles County Development Authority for Section 8 vouchers. The City also shares information about the State's source-of-income protection law so residents understand their rights when using a voucher. Outreach in 2025 was limited. Responsible Agency: Community Development Department.</p> | <p>Units</p> | <p>171</p> | <p>https://www.claremontca.gov/City-Services/Housing/Affordable-Housing/Rental-Housing</p> |
| <p>Program 21 Tenant/Landlord Handbook</p> | <p>Provide information, as requested, to residents and landlords on their legally protected housing rights.</p> | <p>On an ongoing basis, as needed</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: Ongoing. The City performs this task when need arises. Unable to track how many households visited the City's website for to view the tenant assistance page, therefore we are entering "0" in column H. Responsible Agency: City Manager's Office.</p> | <p>Households</p> | | <p>https://www.claremontca.gov/City-Services/Housing/Tenant-Assistance</p> |
| <p>Program 22 Maintain Residential Capacity</p> | <p>The City Planning Division will continue to monitor residential capacity pursuant to SB 166 on an ongoing, project-by-project basis as development applications are received. Should a development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and rezone sufficient sites to accommodate the shortfall within six months of the developments' approval.</p> | <p>Rezoning to accommodate any shortfalls to take place within six months of the approval of a development that reduces residential capacity needed to accommodate remaining need for lower income households.</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: The City rezoned with buffer to accommodate any potential shortfalls. The City is also monitoring residential capacity on an ongoing basis. Responsible Agency: Community Development Department/ Planning Division</p> | <p>Units</p> | <p>1,711</p> | <p>https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/housing/claremont-opportunity-mapbook.pdf</p> |

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| <p>Program 23 Efficient Project Review under SB35</p> | <p>Develop and make available on the City's website a SB35 eligibility checklist and application form. Develop Objective Development Standards</p> | <p>Completed and posted by December 31, 2023.</p> | <p>6th Cycle</p> | <p>In Progress</p> | <p>Status: The SB35 eligibility checklist has been completed and the Objective Design Guidelines is in progress. In 2025, the City contracted RRM Design Group to develop the Objective Desing Standards.We are unable to quantify the outcome with unit options provided in the scroll down meny in Column G, therefore we have entered "0" for Column "H". Responsible Agency: Community Development Department/Planning Division</p> | <p>Other</p> | | <p>https://www.claremontca.gov/files/assets/public/v/1/community-development/documents/planning/sb-33035-form-fillable.pdf</p> |
| <p>Program 24 Low Barrier Navigation Centers</p> | <p>The City will amend the Zoning Code to comply with AB 101. The City will amend the Zoning Code to meet the parking requirements set out in AB 139.</p> | <p>Revise Zoning Code by October 15, 2024</p> | <p>6th Cycle</p> | <p>In Progress</p> | <p>Status: in progress. The City experienced a long delay during the Housing Element Update review process with HCD. Since the City did not receive certification of the Housing Element until September, 2024, the expectation to complete updating various sections of the zoning code in October of 2024 was not feasible. However, the City is in the process of completing this task. Responsible Agency: Community Development Department/ Planning Division</p> | <p>Persons</p> | | <p>Not yet available</p> |
| <p>Program 25 Emergency Shelters</p> | <p>Revise the zoning code to comply with SB 2, AB 139, and AB 2339.</p> | <p>Revise Zoning Code by July 31, 2024</p> | <p>6th Cycle</p> | <p>In Progress</p> | <p>Status: in progress. The City experienced a long delay during the Housing Element Update review process with HCD. Since the City did not receive certification of the Housing Element from HCD until September, 2024, the expectation to complete updating various sections of the zoning code by July of 2024 was not feasible. However, the City is in the process of completing this task. Responsible Agency: Community Development Department/ Planning Division</p> | <p>Persons</p> | | <p>Not yet available</p> |

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| <p>Program 26 Renter Protection Program</p> | <p>The City will implement the Temporary Housing Stabilization and Relocation Program, which is funded through the end of 2026. Assist 24 very low-income households through the rental subsidy program. Increase outreach to neighborhoods with disproportionate housing needs as identified in the AFFH analysis.</p> | <p>Increase outreach to neighborhoods with disproportionate housing needs by December 31, 2023, and assist 24 low-income households per year. Implement the Temporary housing Stabilization and Relocation Program on an ongoing, as-needed basis as funding permits.</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: Ongoing. The Temporary Housing Stabilization and Relocation Program is currently providing 150+ monthly rental subsidies to low, very low, and extremely low income households. The City does not do targeted outreach to specific neighborhoods, but the City does do outreach to the entire city using various methods and partnering with landlords/property managers so that they can share program information with their tenants who may be struggling. Responsible Agency: City Manager's Office</p> | <p>Households</p> | <p>150</p> | <p>https://www.claremontca.gov/City-Services/Housing/Tenant-Assistance</p> |
| <p>Program 27 Family and Senior Emergency Fund for Low-Income Families</p> | <p>Assist 250 households in need with emergency funds. Provide referrals to other supportive services and housing assistance. Publicize program information on City website, at City Hall, and at other public locations such as the Aging Next drop-in counter. Increase outreach to neighborhoods with disproportionate housing needs as identified in the AFFH analysis.</p> | <p>Increase outreach to neighborhoods with disproportionate housing needs by December 31, 2023, and provide emergency assistance on an ongoing basis as needed and as funds are available.</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: Ongoing. The City assisted 7 households with the Family Emergency Fund, and 1 individual with the Senior Emergency Fund. Responsible Agency: Recreation and Human Services Department</p> | <p>Households</p> | <p>7</p> | <p>https://www.claremontca.gov/Activities-Recreation/Senior-Programs/Social-Resource-Programs</p> |
| <p>Program 28 Homeless Plan</p> | <p>Provide referrals to nonprofit organizations. Publicize program information on City website, at City Hall, and at other public locations. Work collaboratively with the Claremont Police Department and local agencies on the Claremont Homeless Plan Implementation, Homeless Pilot Program and PACT.</p> | <p>12/31/2029</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: Ongoing. Responsible Agency: Recreation and Human Services Department</p> | <p>Persons</p> | <p>74</p> | <p>https://www.claremontca.gov/City-Services/Housing/Homeless-Response-and-Resources</p> |
| <p>Program 29 Support Services and Resources for the Homeless</p> | <p>Evaluate funding available and allocate resources based on priority of needs. Work collaboratively with the Claremont Police Department and local agencies on the Claremont Homeless Pilot Program.</p> | <p>Ongoing through the City's budget process and through applying to grant programs with an annual evaluation of the effectiveness of the program</p> | <p>6th Cycle</p> | <p>Ongoing through the City's budget process and through applying to grant programs with an annual evaluation of the effectiveness of the program.</p> | <p>Status: 61 individuals served in 2025 by Tri-City Community Navigator, 86 individuals served by L.A. CADA homeless outreach team. Responsible Agency: Recreation and Human Services Department</p> | <p>Persons</p> | <p>61</p> | <p>https://portal.laserfiche.com/Portal/DocView.aspx?id=306848&repo=r-634094de</p> |
| <p>Program 30 Community-Based Organization Funding</p> | <p>Annually evaluate funding available and allocate resources based on priority of needs.</p> | <p>Evaluate funding availability prior to the beginning of the subsequent Fiscal Years and determine resource allocation in the City budget process.</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Status: \$160,000 in ARPA funds awarded to 31 agencies, including 10 that specifically provide services to the homeless services/critical need. Responsible Agency: Recreation and Human Services Department</p> | <p>Other</p> | <p>31</p> | <p>https://portal.laserfiche.com/Portal/DocView.aspx?id=304344&repo=r-634094de</p> |

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|-------------------------|-----------|-------------------------|
| Jurisdiction | Claremont | |
| Reporting Period | 2025 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

| Activity Type | Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only | | | | Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields. | | | | The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf |
|-------------------------------|---|------------------------------|-------------------------|--------------------------|---|------------------------------|-------------------------|--------------------------|---|
| | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | |
| Rehabilitation Activity | | | | | | | | | |
| Preservation of Units At-Risk | | | | | | | | | |
| Acquisition of Units | | | | | | | | | |
| Mobilehome Park Preservation | | | | | | | | | |
| Total Units by Income | | | | | | | | | |

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|-------------------------|-----------------------------------|
| Jurisdiction | Claremont |
| Reporting Period | 2025 (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle 10/15/2021 - 10/15/2029 |

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

| | | |
|--|----|--|
| Does the Jurisdiction have a local tenant preference policy? | No | |
| If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials. | | |
| Notes | | |



Claremont City Council

Agenda Report

File #: 5915

Item No: 5.

TO: ADAM PIRRIE, CITY MANAGER
FROM: MIKE CISZEK, CHIEF OF POLICE
DATE: MARCH 24, 2026

Reviewed by:
City Manager: AP

SUBJECT:

AUTHORIZATION TO ENTER INTO A CONTRACT WITH BLACK AND WHITE EMERGENCY VEHICLES, LLC, TO UPFIT PATROL VEHICLES (FUNDING SOURCE: MOTOR FLEET FUND)

SUMMARY

The City Council authorized the purchase of replacement vehicles for the Police Department, including two Ford Police Interceptor Utility (PIU) models and four Chevrolet Tahoes. The Police Department has received these vehicles and now requires professional upfitting with emergency lighting, sirens, prisoner containment, storage solutions, gun racks, antennas, and other specialized equipment to ensure safe and effective deployment.

Staff recommends entering into a contract with Black and White Emergency Vehicles, LLC, for the upfitting of these police vehicles.

RECOMMENDATION

Staff recommends the City Council authorize the City Manager to enter into a contract with Black and White Emergency Vehicles in the amount of \$191,605.30 for the upfit of two Ford Police Interceptor Utility (PIU) vehicles and four Chevrolet Tahoes.

ALTERNATIVE TO RECOMMENDATION

In addition to the recommendation, there is the following alternative:

- Delay the recommendation and request more information.

FINANCIAL REVIEW

The total estimated cost of the six vehicle upfits is \$191,605.30. Funding is available in the City's

Motor Fleet Fund, which supports the replacement and outfitting of City vehicles on a scheduled basis. Additionally, \$28,000 in funding will be utilized from the 2026 Cannabis Tax Fund Grant Program for the upfit of a DUI Saturation Vehicle.

This purchase complies with all City purchasing guidelines. Bid and contract documents are available for review in the City Clerk's office.

The staff cost to prepare this report and administer this contract is estimated at \$2,500 and is included in the operating budget of the Police Department.

ANALYSIS

The City maintains a scheduled replacement program for marked police patrol vehicles to ensure operational readiness, officer safety, and reliable emergency response capability. Patrol vehicles experience heavy use and typically accumulate high mileage and significant wear due to 24-hour operations, emergency driving conditions, and the additional electrical demands created by police equipment.

The City has established a four-year replacement cycle for front-line patrol vehicles, which helps control maintenance costs, maintain operational reliability, and ensure vehicles are equipped with modern safety and technology systems.

Based on vehicle mileage, repair history, and operational needs, the Police Department previously identified several vehicles requiring replacement. On July 23, 2024, the City Council approved the purchase of new patrol vehicles for the Police Department. The department has since taken delivery of these vehicles, which include 2025 Ford Police Interceptor Utility vehicles and Chevrolet Tahoe patrol vehicles.

Before these vehicles can be placed into service, they must be professionally outfitted with law-enforcement-specific equipment. Emergency vehicle upfitting requires specialized installation to ensure compatibility with vehicle electrical systems, compliance with safety standards, and proper integration with the Police Department's communications and technology infrastructure.

The Police Department solicited proposals from vendors experienced in law enforcement vehicle upfitting. Black & White Emergency Vehicles, LLC, has extensive experience outfitting police vehicles for agencies throughout southern California and is equipped to perform the installation and integration required for these vehicles.

RELATIONSHIP TO CITY PLANNING DOCUMENTS

Staff has evaluated the agenda item in relation to the City's strategic and visioning documents and finds that it applies to the following City Planning Documents: Council Priorities, Sustainable City Plan, Economic Sustainability Plan, General Plan, 2024-26 Budget, and the Youth and Family Master Plan.

CEQA REVIEW

This item is not subject to environmental review under the California Environmental Quality Act (CEQA).

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Mike Cizek
Chief of Police

Prepared by:

Garrett Earl
Sergeant



Claremont City Council

Agenda Report

File #: 5922

Item No: 6.

TO: ADAM PIRRIE, CITY MANAGER

FROM: MELISSA VOLLARO, RECREATION AND HUMAN SERVICES DIRECTOR

DATE: MARCH 24, 2026

Reviewed by:

City Manager: AP

SUBJECT:

GARNER HOUSE SUBLEASE AGREEMENT BETWEEN CLAREMONT HERITAGE AND THE CLAREMONT COURIER

SUMMARY

The City of Claremont has leased the Garner House to Claremont Heritage since 2002, following the relocation of the Recreation and Human Services Department to the Alexander Hughes Community Center. Under the lease, Claremont Heritage serves as the lead tenant and may sublease portions of the house to non-profit organizations, subject to City Council approval.

In 2024, Claremont Heritage requested City Council consideration of a one-year sublease with the Claremont Courier, which has since expired. Claremont Heritage is now requesting consideration of a new three-year sublease with the Claremont Courier for the same portions of the Garner House.

RECOMMENDATION

Staff recommends the City Council review and approve the new three-year sublease agreement between Claremont Heritage and the Claremont Courier and authorize the City Manager to sign in consent of the agreement.

ALTERNATIVES TO RECOMMENDATION

In addition to the recommendation, there are the following alternatives:

- A. Reject the recommendation.
- B. Request additional information from staff.

FINANCIAL REVIEW

There is no financial impact to the City of Claremont as a result of the sublease between Claremont Heritage and the Claremont Courier.

The staff cost to prepare this report and administer this agreement is estimated at \$2,044 and is included in the operating budget of the Recreation and Human Services Department.

ANALYSIS

Background

In January 1997, the City Council approved a Future Use Plan for the Garner House in preparation of the transition of the Human Services Department from the Garner House to the Alexander Hughes Community Center in June 2001. The Future Use Plan called for Claremont Heritage to be the lead tenant in the Garner House and to manage its operations. The City maintained ownership, while Claremont Heritage assumed the day-to-day management of the facility. The intent of the original facility use agreement with Claremont Heritage was to provide a center for cultural and historical activities for the community through collaboration, education, and advocacy.

The existing ten-year lease between the City of Claremont and Claremont Heritage was approved by the City Council at its meeting on December 14, 2021, and has an expiration date of December 31, 2031.

Proposed Sublease

The proposed sublease between Claremont Heritage and the Claremont Courier is for three years, from April 2026 through April 2029, and would include the following spaces: the den, dressing room, and sleeping porch all of which are located on the second floor of the house. The Claremont Courier would also have access to the living room, kitchen, and courtyard for meetings with prior notification. The Claremont Courier will be paying \$800 per month to Claremont Heritage for its use of the space and all the terms of the lease are spelled out in the proposed sublease agreement.

The new sublease will also allow for an annual adjustment in conjunction with the June-to-June change in Consumer Price Index (CPI) for all urban consumers for the Los Angeles-Riverside-Orange County area, plus three percent.

RELATIONSHIP TO CITY PLANNING DOCUMENTS

Staff has evaluated the agenda item in relationship to the City's strategic and visioning documents and finds that it applies to the following City Planning Documents: Council Priorities, Economic Sustainability Plan, General Plan, and the 2024-26 City Budget.

CEQA REVIEW

This item is not subject to review under the California Environmental Quality Act (CEQA).

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to

interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Melissa Vollaro
Recreation and Human Services Director

Attachment:

Sublease Agreement between Claremont Heritage and the Claremont Courier

SUBLEASE AGREEMENT

between

CLAREMONT HERITAGE, INC.
a California non-profit corporation

AND

CLAREMONT COURIER INC.
a California non-profit corporation

Sublease Agreement

1. Parties and Date.

This Sublease Agreement ("Agreement") is made and entered into this **first day of April, 2026**, by and between **Claremont Heritage, Inc.** ("Sublessor"), a California non-profit corporation, with its principal mailing address at PO BOX 742 (840 North Indian Hill Boulevard), Claremont, California 91711, and the **Claremont Courier** ("CC") a California non-profit corporation, with its principal mailing address at PO BOX 878, Claremont, California 91711. Sublessor and CC are sometimes herein referred to individually as "Party" and collectively as "Parties."

2. Recitals.

2.1 City of Claremont Property as Leased Premises.

The City of Claremont ("City") is the owner of the real property commonly known as the Garner House, located at 840 North Indian Hill Boulevard, Claremont, California 91711 (the "Leased Premises"), and Sublessor is a tenant and lessee of that property pursuant to a lease with the City, which lease has a term from January 1, 2022, until December 31, 2031. Under the terms of its lease with the City, Sublessor may sublease a portion of the Leased Premises and permit it to be occupied by a third party, provided that Sublessor has submitted a sublease agreement to the City and obtained City Council consent to such sublease.

2.2 Purpose of Agreement.

Sublessor, as "Lessee" of the Leased Premises from the City, desires to sublease to CC, and CC desires to sublease from Sublessor, the "Portion of the Leased Premises" (described below) for due and adequate consideration, the receipt and sufficiency of which are acknowledged by the Parties and further described and set forth in this Agreement, for the purpose of operating the services of CC at the Portion of the Leased Premises depicted and described herein and for the purposes and uses described herein.

3. Terms.

3.1 Description of Leased Premises.

Sublessor hereby subleases to CC, and CC subleases from Sublessor, on the terms and conditions set forth in this Agreement, the Portion of the Leased Premises, which generally consists of the following areas, which are more specifically described and depicted in Exhibit "A" attached hereto and incorporated herein and its attachments:

For the purposes of this agreement, the exclusive use of a portion of the Leased Premises by CC includes the 2nd floor den, 2nd floor dressing room, and 2nd floor sleeping porch.

CC will also have access to the living room, kitchen, and courtyard, for meetings with prior notification to Sublessor.

3.2 Term.

The term of this Agreement shall commence the first day of the month following approval by the City Council (the “Effective Date”) and shall expire at the end of three years (the “Expiration Date”), unless earlier terminated as provided herein (the “Term”).

3.3 Lease Payment.

The Portion of the Leased Premises are subleased to CC for the amount of eight hundred dollars (\$800.00) per month, or nine thousand six hundred dollars (\$9,600.00) for the first year. ("Lease Payments"). The amount of the lease payment will be adjusted each January 1 during the term of this Agreement in conjunction with the June to June change in the Consumer Price Index (CPI) plus 3% for all urban consumers for the Los Angeles-Riverside-Orange County area.

Lease Payments shall be paid in full on a monthly basis to Sublessor; monthly payments shall be submitted in advance, on or before the first day of each month. See Exhibit “B” for payment terms.

3.4 Use.

The Portion of the Leased Premises are subleased to CC solely for the purpose of carrying out the mission of CC, its related business and activities, and community events. Nothing in this Agreement shall create an employer-employee relationship between Sublessor and CC or any of CC’s employees or agents.

3.5 Acceptance; Surrender.

CC shall be deemed to have accepted the Portion of the Leased Premises as being in good condition for the above-stated used. CC shall, upon the termination or expiration of the Agreement Term, surrender the Portion of the Leased Premises in good condition, reasonable use, and wear excepted.

3.5.1 Waiver and Release.

By executing this Agreement, CC waives and releases the City and Sublessor and their representatives from all claims arising after the Effective Date relating to the condition of the Portion of the Leased Premises as of the Effective Date or at any time during the Term of this Agreement, whether known or unknown, suspected or unsuspected.

3.6 Reasonable Access to Portion of Leased Premises.

Sublessor and its agents, and the City, as original “Lessor,” and its agents, shall have the right at all reasonable times to enter the Portion of the Leased Premises to:

- a. Inspect the said premises to determine whether CC is carrying on any activity that violates this Agreement;
- b. Show the Portion of the Leased Premises to prospective purchasers, mortgagees, or tenants or to ground lessors or underlying lessors;
- c. Serve, post, and keep posted notices required by law or that Sublessor or the City, considers necessary for the protection of Sublessor, the City, or the Leased Premises; and
- d. Conduct facility inspections and make necessary mechanical repairs. Such repairs and inspections will be scheduled in advance when possible.

3.7 Hours of Operation.

CC Hours of Operation shall be 10:00 am through 3:00 pm Monday through Friday. However, CC shall have general access to the premises between 8:00 am and 10:00 pm, Sunday through Saturday. A list of established City holidays is outlined in Exhibit “C” and should be reviewed by the CC for their information.

Sublessor has, under its lease with the City, agreed that the City reserves the right to host community events and activities on the property outlined in Exhibit “C”. No other events by CC shall be scheduled on these dates. CC may make special requests for events in conjunction with Sublessor or the City with prior written approval.

3.8 CC’s Obligations

3.8.1 Lawful Operation.

From the Effective Date, CC shall meet all local, county, state, and federal guidelines for administering any of CC’s programs and for using the Portion of the Leased Premises as allowed per this Agreement. CC shall operate its business at the Portion of the Leased Premises in accordance with all applicable federal, state, and City laws and regulations, and this Agreement.

3.8.2 Utilities and Janitorial Services.

Except as otherwise specifically provided in this Agreement, under Sublessor’s lease with the City, the City shall pay for all utility costs and standard janitorial services associated with the Leased Premises.

3.8.3 Signage.

CC shall provide, at its own cost and expense, signage in a manner consistent with all applicable local laws, rules, and regulations. The form and substance of the

signage must be approved by the City.

3.8.4 Requests for Repairs.

For requests for repairs, CC shall give at least twenty-four (24) hour notice to Sublessor, which will convey them to the City. Emergency circumstances impacting operations or the CC's space will be given priority. CC shall immediately report any mechanical failure of, or damage to, the Portion of the Leased Premises or any equipment, furnishings, or other property owned by Sublessor or the City.

3.8.5 Maintain Clean, Safe Environment.

CC shall maintain the Portion of the Leased Premises in a clean, orderly, and safe manner at all times during the Term and shall adhere to all federal, state, and local laws for its use.

3.9 City of Claremont Obligations - Maintenance and Repair.

According to the lease between the City and Sublessor, the City shall maintain in good repair the heating, ventilation and cooling system, plumbing and electrical systems, windows, roofs, sidewalks, landscaping, playgrounds, yards, and common areas of the Leased Premises, and such obligation shall be triggered by CC or Sublessor notifying the City in writing of the need for any such repair. Once notified, the City shall complete any and all needed repairs and replacements within a reasonable period of time unless there is an emergency, as mentioned in Section 3.8.4. Repairs will be made at no cost or expense to the CC, except to the extent that such repairs or replacements are attributable in whole or in part to the negligence or misconduct of the CC, its employees, agents, contractors, licensees, and invitees.

3.10 Insurance.

CC shall maintain appropriate levels of insurance for its use of the Portion of the Leased Premises at limits no less than: (1) *General Liability*: \$1,000,000 per occurrence for bodily injury, personal injury, and property damage. If Commercial General Liability Insurance or other form with general aggregate limit is used, either the general aggregate limit shall apply separately to this Agreement/location or the general aggregate limit shall be twice the required occurrence limit; *Automobile Liability*: \$1,000,000 per accident for bodily injury and property damage; and (3) *Workers' Compensation and Employer's Liability*: Workers' Compensation limits as required by the Labor Code of the State of California. Employer's Liability limits of \$1,000,000 per accident for bodily injury or disease. Insurance is to be placed with insurers with a current A.M. Best's rating no less than A: VIII, licensed to do business in California, and satisfactory to the City. CC shall list the City of Claremont as additionally insured in the policies.

3.11 No Joint Venture or Partnership.

The City, Sublessor, and CC shall not, by virtue of this Agreement, in any way or for any reason, be deemed to be or have become a partner of the other in the conduct of its business or otherwise, or a joint venturer. Neither CC, nor any of its agents, employees, invitees, licensees, or guests shall be deemed to be employees of Sublessor or City.

3.12 Violations.

CC shall not engage in, permit, or authorize any of its employees, agents, licensees, invitees, or guests to engage in any activity that constitutes a violation of any applicable state, federal, or local law, ordinance, rule, or regulation.

3.13 Repair of Damage.

CC agrees to notify the City and Sublessor in writing within three (3) days of any damage to the Portion of the Leased Premises resulting from fire, earthquake, or any other identifiable event of a sudden, unexpected, or unusual nature ("Casualty"). If the Portion of the Leased Premises are damaged by a Casualty or areas providing access to the Portion of the Leased Premises are damaged to the extent that CC does not have reasonable access to the Portion of the Leased Premises, City shall, at City's sole cost and expense, promptly and diligently restore such areas of the Portion of the Leased Premises to substantially the same condition as existed before the Casualty, except for modifications required by building codes and other laws. In cooperation with the City, Sublessor shall, within thirty (30) days after the extent of the damage caused by the Casualty has been determined, provide written notice to CC indicating the anticipated period for repairing the damage caused by the Casualty ("Repair Period Notice"). In making the repairs and modifications required by this Section, CC's access to the Portion of the Leased Premises shall not be impaired more than necessary to complete the repairs and modifications.

3.14 Indemnity.

CC shall defend, indemnify, and hold Sublessor and the City, and their respective officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions or willful misconduct of CC, its officials, officers, employees, agents (including any person or entity chosen by CC to run its business on the Portion of the Leased Premises), consultants and contractors arising out of or in connection with this Agreement, including without limitation the payment of all consequential damages and attorneys' fees and other related costs and expenses. CC shall defend, at CC's own cost, expense, and risk, any and all such aforesaid suits, actions, or other legal proceedings of every kind that may be brought or instituted against Sublessor or the City, or their respective directors, officials, officers, employees, agents or volunteers. CC shall pay and satisfy any judgment, award, or decree that may be rendered against Sublessor or the City, or their respective directors, officials, officers, employees, agents, or volunteers, in any such suit, action, or other legal proceeding. CC shall reimburse Sublessor and/or the City and their respective directors, officials, officers, employees, agents, and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the

indemnity herein provided. CC's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Sublessor and/or the City, or their respective directors, officials, officers, employees, agents, or volunteers.

3.15 Default or Abandonment by CC; Waiver.

CC shall be deemed to be in material default of this Agreement if, during the Term of this Agreement, CC shall have not performed any material term, covenant, or condition required under this Agreement, and shall have failed to remedy any such default with all reasonable dispatch within a period of thirty (30) days after written notice is given to CC by Sublessor.

4. General Terms.

4.1 Termination.

Either Party may terminate this Agreement upon giving thirty (30) days written notice to the other Party at the address listed in Section 4.6 of this Agreement.

4.2 Severability.

If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and shall not be affected, impaired, or invalidated thereby.

4.3 Attorneys' Fees.

In case either Party brings an action to enforce any term or condition of this Agreement, the prevailing Party shall be entitled to its reasonable attorneys' fees as determined by the court, and all other costs and expenses related to such action.

4.3 Waivers.

The waiver by either Party of the breach of any provision of this Agreement shall not be deemed to be a waiver of any subsequent breach of that or any other provision.

4.4 Binding on Successors.

This Agreement shall apply to and be binding upon the heirs, successors in interest, executors, administrators, and assigns of the respective Parties hereto. The terms CC, Sublessor, Party, and Parties shall include the heirs, successors in interest, executors, administrators, assigns, agents, employees, officers, or officials of such party or parties hereto.

4.5 Captions.

The various headings contained herein and the grouping of the provisions of this Agreement into separate paragraphs are for the purpose of convenience only and shall not be considered in interpreting the provisions of this Agreement.

4.6 Notices.

Any and all notices which are required under the terms and conditions of this Agreement or which either Sublessor or CC desire to serve upon the other, shall be in writing and, unless otherwise noted herein, shall be deemed served when delivered personally or faxed, or when deposited in the United States mail, postage prepaid, return receipt requested, addressed as follows:

SUBLESSOR:

Claremont Heritage

P.O. Box 742
Claremont, CA 91711
Attn: David Shearer,
Executive Director

CC:

Claremont Courier

P.O. Box 878
Claremont, CA 91711
Attn: Peter Weinberger,
CEO/Publisher

Any notice so given shall be considered served on the other Party three (3) days after deposit in the U.S. mail, first-class postage prepaid, return receipt requested, and addressed to the Party at its applicable address. Actual notice, including by fax, shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

4.7 Governing Law.

This Agreement and the rights and obligations of the Parties shall be governed and interpreted in accordance with the laws of the State of California. Venue shall be in Los Angeles County.

4.8 Entire Agreement.

This Agreement, along with any exhibits and attachments attached hereto and incorporated herein by reference, constitutes the entire agreement between Sublessor and the CC relative to the Portion of the Leased Premises, and may only be modified by mutual consent of the Parties in writing.

4.9 Authority to Enter Agreement.

CC has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.


4.10 Counterparts.

This Agreement may be signed in counterparts, each of which shall constitute an original.

**SIGNATURE PAGE TO THE
SUBLEASE AGREEMENT BETWEEN
CLAREMONT HERITAGE, INC. AND
CLAREMONT COURIER INC.**

IN WITNESS WHEREOF, the Parties hereby execute this Agreement and make it effective as of the Effective Date.

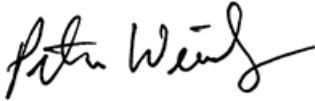
SUBLESSOR
CLAREMONT HERITAGE:
a California nonprofit corporation

By: 

David Shearer,
Executive Director

Date: 03/15/2026

SUBLESSEE
CLAREMONT COURIER INC.
a California nonprofit corporation

By: 


Peter Weinberger,
CEO/Publisher

Date: 03/13/2026

CITY OF CLAREMONT
Consent to Enter into Sublease

By: _____
Adam Pirrie,
City Manager

Date: _____

By: 

Alisha Patterson,
City Attorney

Date: _____

EXHIBIT "A"

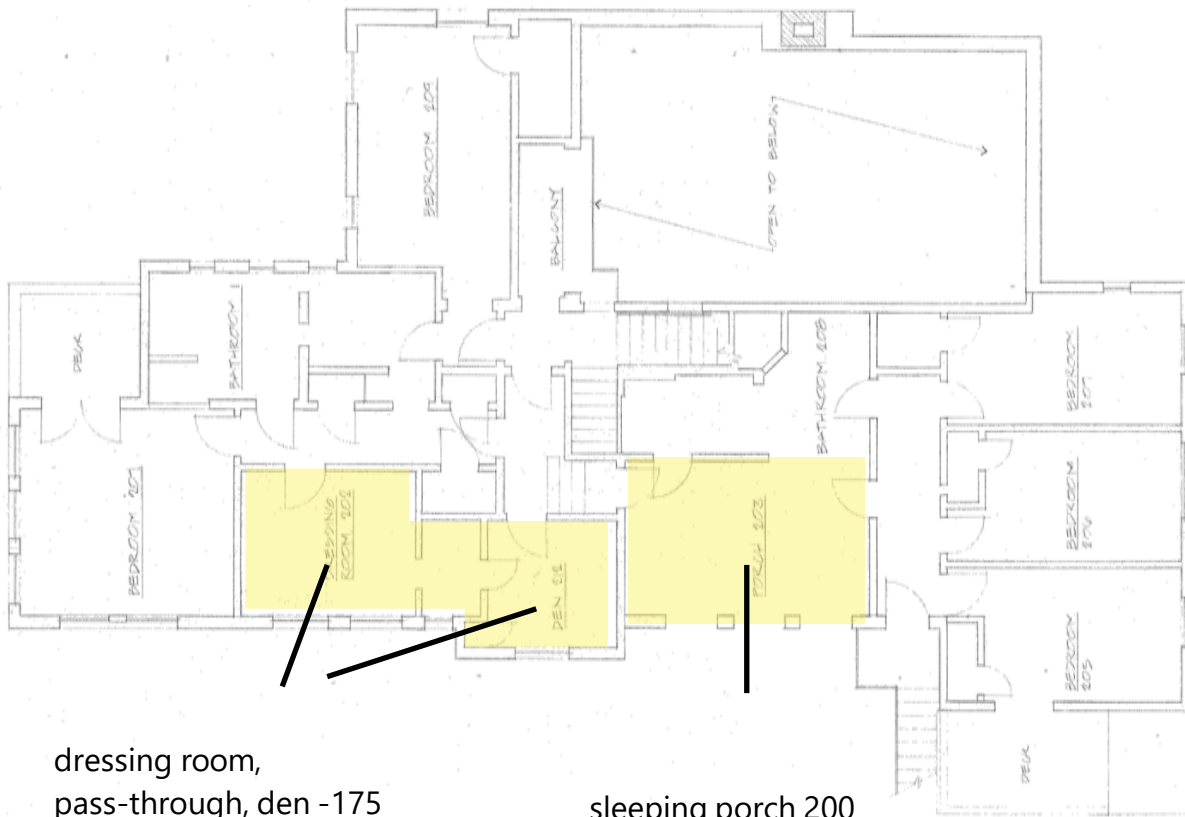
DESCRIPTION OF LEASED PREMISES

The use of the Garner House by Claremont Heritage includes the house located at 840 North Indian Hill Boulevard, Claremont, CA 91711, the adjacent Homer Elmer Robbins Memorial Courtyard, and the northern portion of the Carriage House.

The Garner House is depicted as assessor's ID No. 8309-017-900, and the property boundary description from the Los Angeles County Assessor's website is available at the following link: (<http://maps.assessor.lacounty.gov/mapping/viewer.asp>).

PLEASE SEE THE ATTACHED FLOOR PLANS.

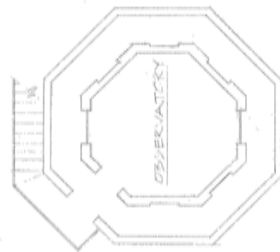
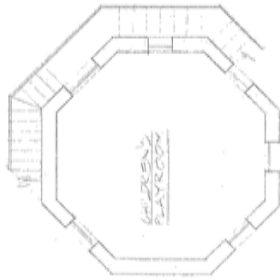
GARNER HOUSE 2ND FLOOR - CLAREMONT COURIER



SECOND FLOOR PLAN

dressing room,
pass-through, den -175
sf used 4 days a week

sleeping porch 200
sf used 1-3 days a
week



THIRD LEVEL TOWER FLOOR PLAN

EXHIBIT "B"

PAYMENT SCHEDULE

The Portion of the Leased Premises is subleased to the CC for the sum of eight hundred dollars (\$800.00) per month, or nine thousand six hundred dollars (\$9,600.00) for the first year.

The amount of the lease payment will be adjusted each January 1 during the term of this Agreement in conjunction with the June to June change in the Consumer Price Index (CPI) plus 3% for all urban consumers for the Los Angeles-Riverside-Orange County area.

Lease Payments shall be paid in full on a monthly basis to Claremont Heritage; monthly payments must be submitted to Claremont Heritage on or before the first of each month.

EXHIBIT "C"

**NATIONALLY RECOGNIZED HOLIDAYS OBSERVED BY THE CITY OF
CLAREMONT**

| | |
|---------------------------------|-------------------------------------|
| New Year's Day | January 1 |
| Martin Luther King's Day | 3 rd Monday in January |
| Presidents' Day | 3 rd Monday in February |
| Memorial Day | Last Monday in May |
| Juneteenth | June 19 |
| Independence Day | July 4 |
| Labor Day | 1 st Monday in September |
| Veterans Day | November 11 |
| Thanksgiving Day | Thursday, November – Varies |
| Christmas Day | December 25 |

EXHIBIT "C"

CITY OF CLAREMONT SPECIAL EVENTS CALENDAR FOR GARNER HOUSE AND MEMORIAL PARK

Spring Celebration

- Occurs annually on the Saturday before Easter
- Event runs 7:00 a.m. – 11:00 a.m.
- Includes use of the entire park including the Bandshell and the Ginger Elliott Exhibition Center
- Set-up begins 1 week prior to event date, clean-up occurs on day of event

Fourth of July Celebration

- 1K/5K Race/Festival/Parade
 - Occurs annually on July 4
 - Event runs from 6:00 a.m. – 4:00 p.m.
 - Includes use of the entire park including: Bandshell, Ginger Elliott Exhibition Center, Patio and ADA Restroom off of Patio, Garner House Kitchen and the Circle Driveway.
 - Set-up begins 1 week prior to event date, clean-up occurs 1-2 days following the event.

Monday Night Concert Series

- Occurs annually on Monday nights between July 5 - Labor Day
- Event runs from 7:00 p.m. - 8:30 p.m.
- Includes use of Bandshell, Circle Driveway, and most of park.
- Set-up begins at 2:00 p.m. on event day, clean-up occurs on day of event

Veterans Day

- Occurs annually on Veterans Day - November 11
- Event runs from 11:00 a.m. -12:00 p.m.
- Includes use of Circle Driveway and Grass Area near Flagpole
- Set-up begins at 8:00 a.m. on event day, clean-up occurs on day of event



Claremont City Council

Agenda Report

File #: 5924

Item No: 7.

TO: ADAM PIRRIE, CITY MANAGER

FROM: JEREMY STARKEY, FINANCE DIRECTOR

DATE: MARCH 24, 2026

Reviewed by:

City Manager: AP

SUBJECT:

TAX EQUITY AND FISCAL RESPONSIBILITY ACT OF 1982 HEARING TO APPROVE THE ISSUANCE OF UP TO \$16 MILLION IN REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR THE BENEFIT OF NCRC CLAREMONT LP

SUMMARY

NCRC Claremont LP (the "Borrower") requests approval of tax-exempt financing in an amount not to exceed \$16 million. Financing is being made available through the California Municipal Finance Authority (CMFA). The federal Tax Equity and Financial Responsibility Act (TEFRA) requires that a public hearing be held by the governing body of the jurisdiction in which the project is located, and that the local jurisdiction approves the proposed financing. The City has held such hearings in the past for the Webb Schools, Mt. San Antonio Gardens, Pilgrim Place, Western Christian Schools, Pomona College, Keck Graduate Institute, Claremont Graduate University, Scripps College and Harvey Mudd College. Approval of the proposed financing will not impose any financial responsibilities on the City.

RECOMMENDATION

Staff recommends the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$16,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF ST. AMBROSE SENIOR HOUSING AND CERTAIN OTHER MATTERS RELATING THERETO.

ALTERNATIVES TO RECOMMENDATION

In addition to the recommendation, there are the following alternatives:

- A. Request further information from staff.
- B. Take no action.

FINANCIAL REVIEW

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation, acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City of Claremont, it is expected that 25 percent of the issuance fee will be granted by the CMFA to the City's General Fund. Such grant may be used for any lawful purpose of the City. The Borrower will be the beneficiary of a charitable donation through a 25 percent reduction in issuance fees.

As noted in this report, the City's approval of the issuance of the bonds will place no financial obligations upon the City. The staff cost to prepare this report and administer this program is estimated at \$650 and is included in the operating budget of the Financial Services Department.

ANALYSIS

NCRC Claremont LP (the "Borrower"), a partnership of which National Community Renaissance of California (the "Developer") or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$16,000,000 in aggregate principal amount (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a senior multifamily rental housing project located at 830 West Bonita Avenue, Claremont, California (the "Project").

The project involves the development and construction of a 59-unit affordable housing development for seniors aged 55 and older on a 1.2-acre site adjacent to St. Ambrose Episcopal Church. Of the 59 units, 29 will be for low-income seniors and 28 will be for low-income seniors who have experienced homelessness or are at risk of homelessness. The remaining unit will house an onsite manager. The development will include access to social services provided through partnerships between the developer and the Hope through Housing Foundation and Tri City Mental Health Services. Onsite amenities will include onsite supportive services and case management, a senior-oriented community room, outdoor recreational spaces, technology hub, active and passive landscape areas, and outdoor seating and barbecues.

The CMFA was created on January 1, 2004 pursuant to a joint powers agreement to promote economic cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 320 municipalities have become members of CMFA, including the City of Claremont.

The CMFA was formed to assist local governments, non-profit organizations, and businesses with the issuance of taxable and tax-exempt financing aimed at improving the standard of living in California. The CMFA's representatives and its Board of Directors have considerable financing experience.

The Joint Exercise of Power Agreement provides that the CMFA is a public entity, separate and apart from each member executing such agreement. The debts, liabilities, and obligations of the CMFA do not constitute debts, liabilities or obligations of the member executing such agreement.

The bonds to be issued by the CMFA will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the repayment of the bonds. All financing documents with respect to the issuance of the bonds will contain clear disclaimers that the bonds are not an obligation of the City.

Participation by the City in the approval of this financing will not constitute any type of indebtedness by the City. Outside of holding the TEFRA hearing and adopting the required resolution, no other participation or activity of the City or the City Council with respect to the issuance of the bonds will be required.

RELATIONSHIP TO CITY PLANNING DOCUMENTS

Staff has evaluated the agenda item in relationship to the City's strategic and visioning documents and finds that it does not apply to any of the City's planning documents.

CEQA REVIEW

This item is not subject to environmental review under the California Environmental Quality Act (CEQA).

PUBLIC NOTICE PROCESS

Notice of the public hearing was published on March 13, 2026 in the Claremont Courier. The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Jeremy Starkey
Finance Director

Attachment:

St. Ambrose Project TEFRA Resolution

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$16,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF ST. AMBROSE SENIOR HOUSING AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, NCRC Claremont LP (the “Borrower”) a partnership of which National Community Renaissance of California (the “Developer”) or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the “Authority”) adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the “Code”) in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$16,000,000 in aggregate principal amount (the “Bonds”), to finance or refinance the acquisition, construction, improvement and equipping of a senior multifamily rental housing project located at 830 West Bonita Avenue, Claremont, California (the “Project”); and

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Claremont (the “City”) because the Project is located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the “City Council”) is the elected legislative body of the City and is one of the “applicable elected representatives” required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the “Agreement”), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority;

NOW, THEREFORE, THE CLAREMONT CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1. The foregoing resolutions are true and correct.

SECTION 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute

approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

SECTION 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

SECTION 4. The adoption of this resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

SECTION 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

SECTION 6. The Mayor shall sign this resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this 24th day of March, 2026.

Mayor, City of Claremont

ATTEST:

City Clerk, City of Claremont

APPROVED AS TO FORM:



City Attorney, City of Claremont