

CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION MEETING AGENDA

*"We are a vibrant, livable, and inclusive community dedicated to quality services,
safety, financial strength, sustainability, preservation, and progress
with equal representation for our community."*

City Council Chamber
225 Second Street
Claremont, CA 91711



Wednesday
March 26, 2025
7:00 PM

COMMISSIONERS

JOHN NEIUBER
CHAIR

MILES BENNETT LISA CASTILLO

JUAN CERVERA ROBERT PERRY GEORGEANN SPIVACK KEN ZIMMERMAN

Meetings are open to the public for in-person attendance. The meeting will be live streamed via Zoom, technology permitting. Members of the public will not be able to provide public comment via Zoom. To watch the meeting via Zoom, use the following link: <https://zoom.us/j/98460848259>. To listen via telephone dial (213)338-8477, Webinar ID: 984 6084 8259. The recorded meeting will be uploaded to the City website and archived.

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

E-MAIL/MAIL

Written comments sent to the Architectural and Preservation Commission will be distributed to the Commission and imaged into the record of the meeting. Email: pjuarez@claremontca.gov. Mail: PO Box 880, Claremont, CA 91711. Written comments submitted after publication of the agenda will be made available in the document archive system on the City website as soon as possible - www.claremontca.gov.

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

CALL TO ORDER THE MEETING OF THE ARCHITECTURAL AND PRESERVATION COMMISSION

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENT

The Commission has set aside this time for persons who wish to comment on items that are not listed on the agenda, but are within the jurisdiction of the Commission. Members of the public will have the opportunity to address the Commission regarding all items on the agenda at the time the Commission considers those items.

General public comment will be taken for 30 minutes and will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the Commission from taking action on oral requests relating to items that are not on the agenda. The Commission may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine. The Commission may act on these items by one motion following public comment. Only Commissioners may pull an item from the Consent Calendar for discussion, reading of resolutions and ordinances will be waived.

1. ARCHITECTURAL AND PRESERVATION COMMISSION MEETING MINUTES OF NOVEMBER 13, 2024

Recommendation: Staff recommends the Architectural and Preservation Commission approve and file the regular Architectural and Preservation Commission meeting minutes of November 13, 2024

Attachment(s): Architectural and Preservation Commission Meeting Minutes of November 13, 2

2. CITY COUNCIL PRIORITIES AND 2024-26 OBJECTIVES

Recommendation: Staff recommends the Architectural and Preservation Commission receive and file this report.

Attachment(s): City Council Priorities Update

PUBLIC HEARINGS

3. SIGN REVIEW #25-S01 FOR PROPOSED NEW SIGN PROGRAM FOR THE DESCANSO LIVE-WORK UNITS LOCATED AT, 1030 WEST FOOTHILL BOULEVARD - APPLICANT - OLSON URBAN HOUSING, LLC

Recommendation: Staff recommends the Architectural and Preservation Commission:

A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING SIGN REVIEW FILE #25-S01, FOR PROPOSED NEW SIGN PROGRAM FOR THE DESCANSO LIVE-WORK UNITS, LOCATED AT 1030 WEST FOOTHILL BOULEVARD. APPLICANT: OLSON URBAN HOUSING, LLC; and

B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA) for the reasons stated in the approval resolution.

Attachment(s): Draft Resolution
Proposed Sign Program

4. REGISTER LISTING #25-RL01, REVIEW OF REQUEST TO DELIST RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET FROM THE CLAREMONT HISTORIC REGISTER - APPLICANT - LAURA CAYLEY, PROPERTY OWNER.

Recommendation: Staff recommends the Architectural and Preservation Commission:

A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA RECOMMENDING APPROVAL OF REGISTER LISTING #25-RL01, REVIEW OF REQUEST TO DELIST RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET FROM THE CLAREMONT HISTORIC REGISTER - APPLICANT - LAURA CAYLEY, PROPERTY OWNER; and

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

Attachment(s): Draft Resolution
Historic Documents
Site Photos

5. ARCHITECTURAL AND SITE PLAN REVIEW #24-A08, REVIEW OF PROPOSED EXTERIOR REMODEL IN A HISTORIC DISTRICT OF THE EXISTING SINGLE-STORY RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET - APPLICANT - LAURA CAYLEY, PROPERTY OWNER

Recommendation:

Staff recommends the Architectural and Preservation Commission:

A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #24-A08, REVIEW OF PROPOSED EXTERIOR REMODEL IN THE HISTORIC CLAREMONT DISTRICT OF AN EXISTING SINGLE-STORY RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET. APPLICANT - LAURA CAYLEY; and

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

Attachment(s):

Draft Resolution

Site Plan, Floor Plans, Elevations, Materials Sheet

Existing Site Photos

ADMINISTRATIVE ITEMS - None**CONTINUED PUBLIC COMMENT**

This time is reserved for those persons who were unable to speak earlier in the agenda because of the 30-minute time restriction.

REPORTS***Staff******Commission/Committee*****ADJOURNMENT**

THE NEXT REGULAR MEETING OF THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION WILL BE HELD ON, APRIL 9, 2025, AT 7:00 PM, IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, PEARL JUAREZ, ADMINISTRATIVE ASSISTANT OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON MARCH 20, 2025, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: March 27, 2025



Claremont Architectural and Preservation Commission

Agenda Report

File #: 5464

Item No: 1.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: MARCH 26, 2025

SUBJECT:

ARCHITECTURAL AND PRESERVATION COMMISSION MEETING MINUTES OF NOVEMBER 13, 2024

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission approve and file the regular Architectural and Preservation Commission meeting minutes of November 13, 2024

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 Commission Secretary, Pearl Juarez at pjuarez@claremontca.gov.

Submitted by:

Brad Johnson
Community Development Director

Reviewed by:

Christopher Veirs
Principal Planner

Prepared by:

Pearl Juarez
Administrative Assistant

Attachment:

Architectural and Preservation Commission Meeting Minutes of November 13, 2024

**ARCHITECTURAL & PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, November 13, 2024 – 7 p.m.

Video Recording is Archived on the City Website

<https://www.claremontca.gov/government/city-council/watch-city-council-meetings>

CALL TO ORDER

Chair Neiuber called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONERS: Bennett, Castillo (arrived at 7:23 p.m.), Cervera, Neiuber, Perry, Spivack, and Zimmerman

ABSENT

NONE

ALSO PRESENT

Chris Veirs, Principal Planner; Daniel Kim, Assistant Planner; and Pearl Juarez, Commission Secretary

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

There were no ceremonial matters, presentations, or announcements.

PUBLIC COMMENT

This item starts at 0:01:11 in the archived video.

Chair Neiuber invited public comment.

Commission Secretary Juarez announced no written general public comment had been received. However, public comments were received for items #3 and #4 on the agenda.

There were no requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:03:16 in the archived video.

Chair Neiuber invited public comment on Consent Calendar Item No. 1.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Spivack moved to approve Consent Calendar Item No. 1, seconded by Commissioner Bennett; and carried on by roll call vote as follows:

AYES: ***Commissioner – Bennett, Neiuber, Spivack, Zimmerman***
NOES: ***Commissioner – None***
ABSTENTIONS: ***Commissioner – Cervera, Perry***
ABSENT: ***Commissioner – Castillo***

1. Planning Commission Meeting Minutes of September 11, 2024
Approved and filed.

PUBLIC HEARINGS

This item starts at 0:04:50 in the archived video.

2. Register Listing #24-RL01, Review of Request to Add the Residence Located at 665 West Tenth Street to the Claremont Historic Register – Applicant – Jeffery Flory & Neela Rajendra, Property Owners
This item was pulled from the agenda at the request of the applicant and not discussed.
3. Review of Historical Property (Mills Act) Agreement Request #24-MA01 Between the City and the Owner of the Property Located at 1195 Berkeley Avenue – Applicant: Natalie and Isaac Kelly

Assistant Planner Kim presented a PowerPoint presentation and read public comment received via email. There were no questions from the Commissioners.

Applicant Natalie Kelly addressed an inquiry from Commissioner Spivack regarding keeping the same color palette similar to the trim. The applicant continued by expressing gratefulness to be considered for the Mills Act and how they have enjoyed the house for 5 years.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Bennett commented about the new roof and expressed his love for the house.

Chair Neiuber commented how this house is a fantastic example of Spanish revival architecture in the city.

Commissioner Perry moved to:

- A. ***Adopt Resolution No. 2024-12, A RESOLUTION OF THE ARCHITECTURAL & PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #24-MA01 BETWEEN THE CITY AND THE OWNERS OF THE***

PROPERTY LOCATED AT 1195 BERKELEY AVENUE – APPLICANTS: NATALIE AND ISAAC KELLY;

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

Seconded by Commissioner Bennett; and carried on a roll call vote as follows:

AYES: Commissioner – Bennett, Cervera, Neiuber, Perry, Spivack, Zimmerman
NOES: Commissioner – None
ABSENT: Commissioner – Castillo

Chair Neiuber announced this decision can be appealed within ten calendar days.

4. Review of Historical Property (Mills Act) Agreement Request #24-MA02 Between the City and the Owner of the Property Located at 487 Harrison Avenue – Applicant: Adam Byrnes

Vice Chair Castillo arrived at 7:23 PM.

Assistant Planner Kim presented a PowerPoint presentation and read public comment received via email. Assistant Planner Kim and Principal Planner Veirs also addressed Commissioners' inquiries regarding, a) the relationship between the property tax reduction and the investment on the restoration; b) if there were pictures of the proposed improvements; c) why there were structural concerns in the hallway bathroom, but not for the bedroom bathroom; d) if the roof was clay tile; e) if replacing the windows would be another Mills Act request; f) clarification on what craftsmanship aesthetics were being improved on the exterior of the home.

Adam Byres, the applicant, spoke about his family's history in Claremont. He continued to speak about his intent for the future of this house. He answered Commissioners' inquiries regarding, a) what the specific plans were for each bathroom; b) if there were plans to include the kitchen; c) the window adjustments; d) what contractor was doing the work; e) the reasons why the kitchen was not included in the application. During the question-and-answer period, Mr. Byres described additional items, including exterior patching and painting and window repairs, for which estimates had been prepared but not included in the Scope of Work as the bathrooms were more than enough to meet the expenditure requirement of the draft agreement.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Perry commented that he is still reflecting on the cost of the bathroom. He stated he was comfortable with the proposal.

Commissioner Cervera agreed with Commissioner Perry. He was not comfortable with the prices, but it was enough for him to see the commitment of the applicant to support this project.

Commissioner Zimmerman stated that he approves of this, as the applicant seems earnest in promising to move forward with the restoration.

Commissioner Spivack did not agree with the Commissioners. She expressed she wanted to see clearer measures. She would be more comfortable seeing additional information from the architect. Otherwise, she cannot support it.

Commissioner Bennett showed his support of the project by stating it is a great house, and he appreciates the approach the applicant is taking.

Commissioner Castillo agreed with Commissioner Spivack. She also said that seeing line items of what is budgeted would be helpful. She is not at the point where she can approve this project.

Commissioner Perry understands the point being made regarding this project not having enough detailed description of what is going to be done. He requested further clarification for these types of applications. He stated providing such details will make it comfortable in reviewing a project to make better decisions.

Commissioner Cervera stated that he would be agreeable if some of the extra preservation items being done were a part of the motion to approve.

Principal Planner Veirs suggested voting options to, a) vote as-is; b) vote with some direction to staff to itemize it before it is presented to City Council; c) refer to staff to work on itemizing the budget and then bringing it back to the Commission for approval.

Vice Chair Castillo suggested referring it back to staff, so once the items are listed in more detail, the application could move forward expeditiously to prevent loss of a year of tax benefits.

Chair Neiuber recommended sending this item back to staff to work with the applicant for more specificity.

Principal Planner Veirs clarified that, since the Commission had opened and closed public comment, so there would be no need to open it up to public comment again. He noted that any motion to bring it back for discussion by the Commission should be date specific and that it should be at the next meeting on December 11th. Principal Planner Veirs then expressed his concerns about waiting to have a discussion and the vote at the next meeting, as there will not be another City Council Meeting until the following year. This might have significance in terms of what year the applicant's tax savings would begin.

Vice Chair Castillo asked if an email would be sent out detailing the list.

Commissioner Spivack asked if the County Clerk uses a timestamp when they receive a document.

Assistant Planner Kim spoke about his conversations with the LA County Assessor's office on their process. He described that the delay to next calendar year could impact the effective date of the tax reduction, but that it was not definitive.

Principal Planner Veirs suggested that a good alternative motion would be for the commission to vote to approve the project, but direct staff to work with the applicant to provide more detail on the scope of work and forward the revised exhibit via email to the Commission within the 10-day appeal period. If there were no objections, then the project would move forward. If the new scope

of work was not satisfactory, any Commissioner would have the option of appealing the decision and bringing it back to the commission for additional review.

Chair Neiuber asked the Commissioners if they would feel comfortable approving it now with the caveat that staff would sit with the applicant to come up with a more specific list that will be received and reviewed via email.

Vice Chair Castillo asked if the list would only be for the bathrooms.

Principal Planner Veirs stated it would include line items with descriptions and would include more than the bathrooms.

Commissioner Spivack questioned if it would be enough time for the applicant with Thanksgiving coming up.

Principal Planner Veirs stated he was comfortable with the timeframe to turn this around.

Vice Chair Castillo stated she was still uncomfortable with such vague cost information that seemed more like a budget than actual cost information.

Principal Planner Veirs explained that, once staff sees the work items disaggregated and can see the actual numbers, then costs and quantities can be verified.

Vice Chair Castillo and Commissioner Spivack questioned why this project came to the Commission with so little information.

Principal Planner Veirs explained that this project was the exception due to a rushed schedule and that staff appreciated the extra time for getting a more detailed list.

Commissioner Zimmerman asked if the revised list was going to look like the first project presented this evening. Mr. Veirs confirmed that it would.

Chair Neiuber explained the 2 options available for a motion.

Vice Chair Castillo asked if the revised scope would be emailed or mailed.

Principal Planner Veirs explained that an email was appropriate given the time constraints and that the commissioners would have 10 days to appeal if they chose the first option.

Chair Neiuber reiterated that the staff would work with the applicant to provide a new scope of work well within the next 10 days, so that there would still be time for any Commissioner to appeal the item.

Vice Chair Castillo moved to:

A. Adopt Resolution No. 2024-13, A RESOLUTION OF THE ARCHITECTURAL & PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #24-MA02 BETWEEN THE CITY AND THE OWNERS OF THE PROPERTY LOCATED AT 487 HARRISON AVENUE – APPLICANTS: NATALIE AND ISAAC KELLY and directed staff to provide a revised scope of work to the commission

in time for the item to be appealed if the new list was not acceptable to any of the commissioners; and

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

Seconded by Commissioner Spivack; and carried on a roll call vote as follows:

AYES: Commissioner – Bennett, Castillo, Cervera, Neiuber, Perry, Spivack, Zimmerman

NOES: Commissioner – None

Chair Neiuber announced this decision can be appealed within ten calendar days.

ADMINISTRATIVE ITEM

There were no administrative items.

REPORTS

This item starts at 01:26:12 in the archived video.

Staff

Principal Planner Veirs reported on items of interest from the previous City Council meeting.

Commission/Committee

Commissioner Bennett made updates to other committee meetings.

Chair Neiuber noted that the large bus shelters were being installed.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 8:34 PM.

Chair

ATTEST:

Administrative Assistant



Claremont City Council

Agenda Report

File #: 5490

Item No: 2.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: MARCH 26, 2025

SUBJECT:

CITY COUNCIL PRIORITIES AND 2024-26 OBJECTIVES

SUMMARY

After residents requested a more robust priorities-setting process with community input in advance of the development of the 2024-26 Budget, staff engaged the Mejorando Group to facilitate a City Council Priorities process. The process included a community survey, three community focus groups, and a City Council workshop.

At the workshop, the City Council reaffirmed each of the seven existing priorities that had been previously approved in April 2022. In addition to the seven long-term priorities, the City Council identified 27 objectives that include policies, projects, and programs that staff will work on during the 2024-26 budget cycle.

The 2024-26 City Council Priorities and Objectives were approved by the City Council at its April 23, 2024, meeting. At that time, the City Council also directed staff to provide biannual updates in January and July of each fiscal year. The attached City Council Priorities Update reflects the current status of the City Council Priorities and Objectives.

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission receive and file this report.

FINANCIAL REVIEW

The cost for staff to prepare this report and administer this contract/project/program is estimated at \$200 and is included in the operating budget of the Community Development Department.

ANALYSIS

2024-26 Priorities and Objectives

In November 2023, the City began a public engagement process to gather community feedback on City Council Priorities. The City conducted a community survey that asked participants for their opinions on City programs and services, priorities for the City Council, and suggestions for improving City operations and programs. Additionally, the City hired Patrick Ibarra of the Mejorando Group to facilitate three community focus group meetings (held in December 2023 and January 2024) and a City Council Priorities Workshop, which was held on January 27, 2024.

At the workshop, the City Council reaffirmed the seven existing priorities, which had been formally approved in April 2022:

- Preserve Our Natural, Cultural, and Historic Resources
- Maintain Financial Stability
- Invest in the Maintenance and Improvement of Our Infrastructure
- Ensure the Safety of Our Community Through Community-Based Policing and Emergency Preparedness
- Increase Livability in Our Neighborhoods and Expand Opportunities for Our Businesses
- Promote Community Engagement Through Transparency and Communication
- Develop Anti-Racist and Anti-Discrimination Policies and Plan to Achieve Community and Organizational Diversity, Equity, and Inclusion

The City Council also requested additional information on several work plan items or “objectives” that it would like to further consider, all of which the City Council provided additional direction on during its March 12, 2024, regular meeting. Based on the direction that has been provided, at its meeting on April 23, 2024, the City Council approved the 2024-26 City Council Priorities and Objectives document, which informed the Budget development process for 2024-26 (July 1, 2024, through June 30, 2026). At that time, the City Council also directed staff to provide biannual updates in January and July of each fiscal year.

The City Council Priorities Update (Attachment) reflects the current status of the City Council Priorities and Objectives.

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, Sustainability Plan, Economic Sustainability Plan, General Plan, Youth and Family Master Plan, and the 2024-26 budget.

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 Nhi Atienza at natienza@claremontca.gov.

Submitted by:

Brad Johnson
Community Development Director

Reviewed by:

Christopher Veirs
Principal Planner

Attachment:

City Council Priorities Update

CITY OF CLAREMONT

CITY COUNCIL PRIORITIES & 2024-26 OBJECTIVES

(Revised December 2024)

Preserve Our Natural, Cultural, and Historic Resources

Council Task or Objective	Department	Status/ Action Taken (through January 2025)	Next Steps (February 2025 through June 2026)
Continue to support and fund Community Based Organizations (CBO).	Recreation & Human Services	CBO grant applications were open from July-August 2024 for the 2025 Funding Year. CBO funding recommendations were made by the Community & Human Services Commission on November 6, 2024 and approved by the City Council on November 26, 2024 for the 2025 Funding Year. A total of 29 grants were awarded. Staff administered the grant contracts with each of the organizations that have been awarded and facilitate the funding process.	• Staff and the Community & Human Services Commission will complete the CBO site visits in May 2025. • CBOs will submit their mid-year reports and invoicing for payment in June 2025, and their final reports and invoicing for payment in December 2025 for the 2025 Funding Year. • CBO grant applications will be open from July-August 2025 for the 2026 Funding Year. • CBO funding recommendations will be made by the Community & Human Services Commission and will be presented to the City Council for approval in November 2025 for the 2026 Funding Year.

			Staff will continue to support and fund CBOs as directed by the City Council.
Continue to support the arts, including potential opportunities to identify a live performing arts space in Claremont.	Administrative Services	The Public Art Committee continues to work on acquiring new public artwork and maintaining its public art inventory. Staff is evaluating potential live theater venues, including Taylor Hall and the Laemmle Theatre.	The Public Art Committee will be selecting the final artist to complete a public art project in El Barrio Park at its meeting in March 2025. A third phase of the Utility Box Painting Project will go to the City Council in spring 2025.
Ensure that the City's Sustainable City Plan, Urban Forest Management Plan, General Plan, Municipal Code, Tree Policies and Guidelines Manual; internal policies/procedures; and staff/contractor qualifications and instructions are all consistent with best urban forest practices and with one another, and are effective in preserving and expanding our City's Urban Forest, both public and private.	Community Services	The draft Tree Policies and Guidelines Manual was approved by the Tree Committee on December 18, 2024, and by the Community and Human Services Commission on January 16, 2025. The Tree Committee and Community and Human Services Commission recommendation was to approve the revised draft Manual and forward to the City Council for final approval.	The City Council will review the revised draft Tree Policies and Guidelines Manual at the January 28, 2025 City Council meeting. Once the Tree Policies and Guidelines Manual update has been completed, the review of other documents will begin to evaluate them for consistency with one another, as well as urban forest best practices.
Focus on environmental, fiscal, and organizational sustainability, including the professional development and retention of City employees.	All Departments	In October 2024, the City Council allocated \$1.78 million in General Fund surplus funds to the City's Operating and Environmental Emergency Reserve, bringing	Staff will continue to evaluate and recommend best practice financial policies in hopes of positively impacting the City's fiscal sustainability.

		its balance to 30% of estimated 2026-27 General Fund operating expenditures. • Staff developed a ten-year financial plan, which focuses on long-term financial sustainability. • The Sustainability Committee continues to meet regularly to monitor progress towards achieving the Claremont Sustainable City Plan. • The City secured multi-year employment contracts with all employee bargaining units apart from the Claremont Police Officers' Association (CPOA), whose contract expires in June 2025.	• Staff resources will continue to be dedicated to the Sustainability Committee. • The City will begin contract negotiations with CPOA in early spring 2025.
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Maintain Financial Stability			
Council Task or Objective	Department	Status/ Action Taken	Next Steps
Develop and maintain a ten-year financial plan, which focuses on long-term financial sustainability. • Long Range Plan will be added to annual budget process and final budget document. • Focus will be on both revenues and expenditures in the General Fund. • Continue to evaluate and recommend best practice financial policies, including reserve balance requirements.	Financial Services	• Staff developed the City's first Long Range Financial Plan (LRFP) covering the ten-year period of 2025-2034. • City Council received and filed the LRFP at the September 24, 2024 Meeting. • Staff will provide annual updates to the City Council each fall.	• Staff will continue to monitor revenue and expenditure activity and evaluate the assumptions for the General Fund. • An update to the LRFP will be provided in the fall of 2025.
Continue to evaluate and secure revenue enhancement opportunities, such as the potential regulation of short-term rentals and cannabis.	Financial Services & Community Development	• Short-Term Rentals (STR) ○ Conducted community survey to gather input on STR regulations. ○ Held two Planning Commission study sessions: the first to provide general direction for drafting a regulatory ordinance, and the second to review and provide feedback on the draft ordinance.	• Short-Term Rentals (STR) ○ Finalize the ordinance based on previous feedback from the Planning Commission. ○ Present the ordinance to the Planning Commission for review in Q1 2025. ○ Prepare the ordinance and supporting materials for City Council consideration. • Cannabis

		• Cannabis ○ Prepared a draft ordinance allowing for a limited number of cannabis retail businesses.	○ After completing the STR ordinance, present the cannabis ordinance to the Planning Commission for review. ○ Incorporate feedback and prepare for City Council consideration by the end of 2025.
Monitor options for funding, controlling, or reducing current and future pension costs, as well as unfunded liabilities.	Financial Services	In October 2024 the City Council allocated \$1.25 million from the 2023-24 General Fund Surplus, combined with \$600,000 already budgeted, for a combined \$1.85 million additional discretionary payment towards the City's unfunded pension liability with CalPERS. At the same meeting, the City Council authorized an additional \$1.0 million deposit to the City's Section 115 Pension Trust.	Continue to budget for additional discretionary payments to CalPERS and use one-time surplus funds when opportunities arise.

Invest In The Maintenance And Improvement Of Our Infrastructure

Council Task or Objective	Department	Status/ Action Taken	Next Steps
Maintain cleanliness of business districts, parks, transportation facilities, public rights of way, street signs, public restrooms, and public spaces.	Community Services	Staff have been assigned to regularly clean, pressure wash, and monitor different locations within the City, focusing attention on the cleanliness of the Village. Staff contracted with a new Park Restroom Janitorial company to improve park restroom cleanliness.	Staff will continue to be assigned and clean the locations in and around business areas, evaluating these locations for enhanced cleaning as necessary.
Develop a Park Facilities Improvement Plan by December 31, 2024. The Plan will: (i) assess the age and condition of park facilities, (ii) prioritize park facility improvements, (iii) identify current and future sources of funding for proposed park facility improvement, and (iv) outline a public engagement process for the development of park facility improvement projects. Concurrent with the development of the Park Facilities Improvement Plan, staff will engage the community in the development of a proposal for the	Community Services	The City Council approved the Lewis Park playground design and contract on October 8, 2024.	Construction for the Lewis Park playground began on January 22, 2025, with an estimated timeline of five weeks for completion of the installation of new equipment. The draft Park Facilities Improvement Plan will be available shortly for public review for 30 days once released. After the public comment period on the draft plan is complete, the plan will be reviewed by the Community and Human Services Commission and City Council for adoption.

improvement of the playground at Lewis Park.			
Explore options to relinquish ownership of the Blaisdell Ranch Preserve to the Blaisdell Ranch Homeowners Association.	Administrative Services	On October 8, 2024, the City Council received a report from the City Attorney regarding anticipated requirements to relinquish the Blaisdell Ranch Preserve to the Blaisdell Ranch Homeowners' Association (HOA). The City Council directed staff to identify cost estimates for potentially relinquishing the City's easement and to ensure that the Blaisdell Ranch HOA is aware of the process.	Staff has met with representatives from the Blaisdell Ranch HOA and provided an update on the steps necessary for the relinquishment to take place. The HOA board will discuss their options and communicate to the City whether they would like to proceed with the relinquishment. Staff anticipates that an update will be provided to the City Council on this matter during calendar year 2025.
Ensure availability of modern technology for businesses and residents, and pursue options to address the cell service issues in some geographical areas within Claremont.	Administrative Services	• The City has implemented a scalable and secure network infrastructure to improve communication, enhance data accessibility, and boost operational efficiency across all departments. This will ultimately enable our staff to serve the public more effectively. • The Community Development Department is currently processing a formal request for a new cell tower at 1700 N Towne Avenue. The first proposal, which was a bell	• Monitor network performance to identify issues and optimize the system's speed, reliability, and scalability. • Conduct regular security audits, penetration testing to maintain government regulations and compliance and ultimately ensure data security. • Continue work with cell service providers in hopes of addressing issues that are experienced in some geographical areas within Claremont.

		tower, was denied at the Architectural Commission. The applicant is redesigning it to be a tree and at a lower height and will bring forward in the next few months. • Community Development is also working with a provider to construct a new tower at 550 E Base Line Road (behind Vons). This tower was approved a few years ago but not constructed. The provider is working with staff to make a few minor modifications to the design and hopes to construct the facility this year. • Community Development approved a minor modification to an existing tower on Auto Center Drive (south of Super King). • City staff has been working to identify a provider to install a cell site on or around the Wilderness Park parking lots, to improve coverage in the areas adjacent to the foothills.	
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		• City staff has been working with a provider that has been looking at developing a new facility at Padua Avenue Park. Staff has provided supportive comments regarding the preferred design and location, and is currently awaiting a formal proposal from the provider. • All of these cell tower enhancements are intended to improve wireless communication infrastructure in the City.	
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Ensure the Safety of Our Community Through Community-Based Policing and Emergency Preparedness

Council Task or Objective	Department	Status/Action Taken	Next Steps
Assess traffic calming measures including street infrastructure and design, as well as additional enforcement by the Police Department.	Police & Community Development	- The Police Department was awarded a grant from the California Office of Traffic Safety in the amount of \$140,000. The grant funds allow for additional enforcement in areas of the City based on primary collision factors as well as additional DUI enforcement. During this update period, 18 grant funded enforcement operations have been conducted. - Mountain Avenue Complete Streets design has been substantially completed, to include traffic calming features. This item was presented to the Traffic	- Continue to conduct additional enforcement operations within the City as well as pursue future grant opportunities. - SB1 Local Partnership grant application results are pending. Depending on the results, staff will continue to pursue funding for the construction of the Mountain Avenue Complete Streets Project. - Finalize plans and initiate a competitive bid process for the construction of this project. - Towne Avenue Complete Streets Project is being finalized with the completion of the punch list items.

		and Transportation Commission. Since construction funding for complete streets projects is not available, staff have researched funding options and applied for the SB1 Local Partnership Program in November 2024, asking for \$7,626,790 to construct this project. • Russian Village Traffic Calming project design plans are being finalized. This item was presented to the Traffic and Transportation Commission. • Arrow Highway (Indian Hill to Cambridge) and Cambridge (Arrow Highway to Bonita Avenue) Complete Streets project, which includes the Arrow/Bucknell traffic signal design is moving forward with the SGVCOG taking the lead. Towne Avenue Complete Streets Project is being	
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		finalized. The project includes traffic calming measures such as travel lane narrowing, Class II and Class IV bike lanes, green bike paint markings, including bike boxes, landscaping and entry monuments.	
Actively promote alternative uses of streets including bicycles, walking, and scooters, including: • Identifying funding and resources to complete pending Capital Improvement Projects (i.e., South Indian Hill Blvd. and San Jose Ave.) • Developing a comprehensive Active Transportation Plan to prioritize projects and allocate funding citywide.	Community Development & Administrative Services	• A Local Road Safety Plan (LRSP) was completed to identify priority locations impacted by collision patterns. This plan was completed in August 2024 with the purpose of creating funding eligibility for future safety grants. • Arrow Highway (Indian Hill to County Line) grant application submitted through the SGVCOG requesting up to \$6,000,000 for complete streets improvements. This grant was submitted in November 2024. • Indian Hill Boulevard and San Jose Corridors: A SS4A grant application was submitted in August 2024,	• Use the LRSP to design priority projects to address safety issues resulting from collision patterns • Continue to work with the SGVCOG and the consultant on the preparation of the Arrow Highway Complete Streets Project plans, to be completed by the end of 2025. • Indian Hill/San Jose corridors: continue to pursue funds for the preparation of this plan. Staff is proposing to re-apply for the SS4A planning grant this spring, based on feedback received from SS4A representatives. • Rule 20A Arrow Highway: The LA County Board of Supervisors tentatively scheduled to approve the \$1,000,000 funding allocation in January 2025. Once approved,

		seeking \$1,400,000 in grant funds to prepare a complementary safety plan for these corridors. Unfortunately, this grant was not funded. Staff requested to debrief with grant administrators to get feedback on the application, receiving encouraging feedback to re-apply. • Rule 20 Arrow Highway undergrounding of utilities from Indian Hill to Villanova to improve accessibility. LA County has committed to allocate additional \$1,000,000 in Rule 20 funds to supplement the City's allocation. • Active Transportation Plan (ATP): staff is currently reviewing proposed ALTA Planning scope of work to move forward the preparation of the Plan.	staff will work with Edison on the development of the project. • Active Transportation Plan: finalize the scope and take an item to the City Council for contract consideration and award.
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Continue to pursue improvements to the existing Police Department facility.	Police & Administrative Services	• Dunbar Architecture finalized the Women's Locker Room Project design and submitted to the City for plan check review. • Risha Engineering started work on Phase 2A of the Seismic Retrofit Project and submitted a draft report to the City in December for review. • The Dispatch Center upgrade has continued with the installation of new hardware and software. • Wiring work for the solar panel project has been on-going. • The entire station was re-keyed including installing ADA compliant door handles. • Design of an ADA compliant parking stall to the front of the station is on-going.	• When the plans for the Women's Locker Room are approved, staff will prepare a bid package to be released. Staff will also solicit proposals for project management services. • Staff will review the Phase 2A draft report and when finalized, Risha will move on with the remaining action items to be completed as part of Phase 2A. Staff will solicit a proposal from Risha for Phase 2B. • Complete the Dispatch Center Upgrade. • Complete the solar project. • Complete the design of the ADA compliant parking stall.
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Proactively address criminal activity related to human trafficking and connect any victims to appropriate resources.	Police	The Police Department conducted two prostitution/human trafficking operations during this update period. During these operations, 17 arrests were made for soliciting commercial sex acts and two additional arrests were made for human trafficking. Staff from the Police Department attended the National Human Trafficking Training conference hosted in Chandler, Arizona.	Continue undercover operations related to prostitution/human trafficking. Develop more comprehensive resources to aid victims of human trafficking.
Continue to evaluate nuisance activity occurring in and around local motels and use a collaborative approach to abate the activity via the City's Interdepartmental Team.	Police, Administrative Services & Community Development	The City's Interdepartmental Team (CIT) continues to meet regularly and publish updates regarding hotel and motel activity.	The second Annual Hotel/Motel Ordinance Update will be presented to the City Council in February 2025.
Evaluate safety improvements to Claremont Hills Wilderness Park; invest in a feasibility plan and potential funding sources to enhance available parking; and pursue access to Evey Canyon.	Recreation & Human Services	Staff have met with an engineering firm to identify needs and develop a scope of work for a consultant to conduct the feasibility study	Staff will utilize the engineer's scope of work to develop a Request for Proposal (RFP) to obtain bids from qualified consultants.
Continue to evaluate citywide emergency preparedness and response efforts.	All Departments	The City has activated its Emergency Operations Center (EOC) when faced with the need for potential emergency response, such as during the Bridge Fire and the January 2025 winds/fires	Staff will continue to evaluate citywide emergency preparedness and response efforts, including EOC activations when warranted, staff training, and informing the public of best practices regarding emergency preparedness. Staff will also

		throughout Los Angeles county. Staff also utilizes multiple communication tools to share real-time information with the public before, during, and after a potential emergency.	coordinate a public workshop on its emergency preparedness protocols, including coordination with first responder agencies and utility companies. The workshop is tentatively scheduled for March 2025.
Work directly with surrounding agencies, including task forces, to address criminal issues impacting the shared local areas, and consider assigning a Police Officer to these task forces.	Police	- The Police Department conducted two prostitution/human trafficking operations during this update period. During these operations, 17 arrests were made for soliciting commercial sex acts and two additional arrests were made for human trafficking. The operations were conducted near shared jurisdictional boundaries and involved personnel from surrounding law enforcement agencies. - Members of the Police Department participated in a regional Internet Crimes Against Children task force operation. The operation	Continue to work directly with surrounding agencies, including task forces, to address criminal issues impacting the shared local areas.

		netted 201 arrests over a two-week period. • Members of the Police Department worked with Upland Police Department in an operation targeting massage businesses that were suspected to be engaged in criminal activity. During the operation, inspections were conducted at 12 businesses and 10 arrests were made.	
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Increase Livability In Our Neighborhoods And Expand Opportunities For Our Businesses

Council Task or Objective	Department	Status/Action Taken	Next Steps
Continue to explore and promote resources for people experiencing housing instability and/or displacement, including: • The feasibility of implementing a Claremont Rental Registry and rent stabilization; • Provide rental assistance/incentives to eligible property owners and tenants through the Claremont Temporary Housing Stabilization and Relocation Program; • Consider adding self-governing “anti-harassment” language to the City’s Just Cause Eviction Ordinance; and • Consider funding “dispute resolution” and/or “mediation” services to address landlord/tenant disputes.	Administrative Services/ Recreation & Human Services	Staff is preparing an item for the February 11, 2025 City Council meeting to receive direction on the following matters: • The feasibility of implementing a Claremont Rental Registry and enacting rent stabilization; • Consider adding self-governing “anti-harassment” language to the City’s Just Cause Eviction Ordinance; and • Consider funding “dispute resolution” and/or “mediation” services to address landlord/tenant disputes. As of December 31, 2024, Program Cycle 2 (7/1/24 through 6/30/25), the City has provided rental assistance to over 185 Claremont households.	Staff will implement direction provided by City Council during its February 11, 2025 meeting. Staff will continue to process applications through the Claremont Temporary Housing Stabilization and Relocation Program until funding is exhausted. Applications for Program Cycle 3 (7/1/25 through 6/30/26) will open in spring 2025.

Undertake deliberate planning for the development of the Foothill Boulevard and Monte Vista Avenue area, and work with Los Angeles County or the City of Upland to promptly adopt the most recent Cable Airport Land Use Compatibility Plan and incorporate it into our General Plan and Municipal Code.	Community Development	In December 2024, the City processed a subdivision map to split the Armstrong Nursery site into a separate parcel and purchased the remaining 6.7-acre vacant area under the ownership of Clare Properties, excluding the 3-acre parcel located in the City of Upland. The staff has stayed in regular communication with the County of Los Angeles on the work necessary to adopt the most recent Cable Airport Land Use Compatibility Plan (ALUCP). The ALUCP plan project was recently re-assigned to another LA County Planning Division due to impacted workloads in the ALUCP Division.	Now that the City of Claremont holds ownership of the majority of the land area near the City's entrance, the City will have more control over planning efforts rather than relying on private property ownership to propose additional projects. The City will continue to coordinate with the City of Upland as the corner parcel is a key component of this planning effort. The City will assist LA County as they move forward with the Cable Airport ALUCP adoption process and stakeholder outreach. Planning for the future use of the site will not take place until LA County has updated their Airport Land Use Compatibility Plan.
Conduct outreach to businesses throughout the city with attention given to businesses outside the Village.	Administrative Services	Staff maintains an email notification system for all businesses with a business license in Claremont and sends information and bulletins with information on news and opportunities related to businesses. City staff has been actively working with businesses in the southern section of Claremont to address issues of concern for the businesses and neighborhood.	Staff will continue to reach out to all businesses through existing communication channels and through the new Gov Delivery digital communication system launching in February.

Consider options to repurpose and provide affordable housing, and engage in discussions with The Claremont Colleges, Claremont Unified School District, and other regional partners to explore the need for workforce housing.	Community Development	On September 10, 2024, the City received final state certification of its 6th Cycle Housing Element, which includes providing an adequate number of sites for all levels of housing affordability, as outlined in the City’s Regional Housing Needs Assessment. The staff has processed ministerial preliminary plan approvals for two new 100% affordable housing developments in the fourth quarter of 2024. The Mercy House development includes 74 units of veteran “head of household” rental units at Towne/Foothill. National Core includes 59 senior 62+ rental units at Bonita/Mountain. Both projects include some units set aside for permanent supportive housing (PSH). Staff have been performing Building and Engineering Division inspections for the 33-unit Larkin Place PSH development currently under construction adjacent to Larkin Park on Harrison Avenue. Staff has been in preliminary discussions with The Claremont Colleges Services, Inc. (TCCS) about the Colleges moving forward with master planning of multiple College	Staff will continue to implement the various housing-related programs outlined in the 6th Cycle Housing Element in a timely and effective manner, including submitting an annual progress report to the State. Staff will continue to reach out to the Claremont Colleges and CUSD to explore the need for workforce housing. Staff will continue to meet with the faith-based organizations in town to provide resources for organizations that desire to provide affordable housing on their faith-based properties. Staff will continue to work with affordable housing developers and property owners, submitting housing proposals and constructing new affordable housing units.
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		or TCCS-owned properties along Foothill Blvd and Indian Hill Blvd, which could include workforce housing. Staff had preliminary discussions with several faith-based organizations interested in developing affordable housing on their parcels.	
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Promote Community Engagement Through Transparency And Communication

Council Task or Objective	Department	Status Action/Taken	Next Steps
Explore costs and feasibility of providing City communication/marketing materials in various languages.	Administrative Services	With the launching of the new City website, information is available in multiple languages on the web browser. Website visitors are able to select the language they prefer.	Staff will continue to provide information in multiple languages on the City's website and on targeted mailers and flyers.
Utilize technology for communicating with the public.	Administrative Services	- The City launched a new website and .GOV domain on December 12, 2024. The City also launched the community engagement website ClarmeontEngage.gov for residents to follow and provide input on City projects. The City also migrated its emergency alert system to Rave systems. - The City installed audiovisual equipment in the Council Chamber to enhance public engagement, improve accessibility, and ensure clearer communication, fostering transparency and greater civic participation.	- Staff will be launching a new communication platform in February that allows for targeted notifications to residents through email and text. Staff is in the process of creating a short video series on the Council/Commission process. - Staff will continue to provide training and support to ensure everyone can fully utilize the upgraded equipment, enhancing meeting efficiency and interactivity with the public.

Help educate our community on “how to” participate in the public process.	Administrative Services	The City launched a new website on December 12, 2024 with pages dedicated to educating the public on participating in the government process and new forms to submit comments for public meetings.	Staff is in the process of creating a short video series on the Council/Commission process.

Develop Anti-Racist, Anti-Discrimination Policies And Plan To Achieve Community And Organizational Diversity, Equity And Inclusion

Council Task or Objective	Department	Status/Action Taken	Next Steps
Continue to work with CPS HR Consulting to conduct community involvement and outreach; DEI trainings for City employees and Councilmembers; and related consulting services.	Administrative Services	CPS HR experienced significant staff turnover in 2024, which delayed planned DEI training for City employees and Councilmembers. CPS HR is now fully staffed and will kick off its staff training curriculum in February 2025.	Councilmember training will be scheduled for spring 2025.



Claremont Architectural and Preservation Commission

Agenda Report

File #: 5475

Item No: 3.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: March 26, 2025

SUBJECT:

SIGN REVIEW #25-S01 FOR PROPOSED NEW SIGN PROGRAM FOR THE DESCANSO LIVE-WORK UNITS LOCATED AT, 1030 WEST FOOTHILL BOULEVARD - APPLICANT - OLSON URBAN HOUSING, LLC

SUMMARY

The Olson Company is requesting approval of a sign program for twelve live-work units that are currently being constructed along the property's Foothill Boulevard frontage. The proposed signs include one blade sign, located near the entrance to each of the units, which have addresses ranging from 1026 to 1090 W. Foothill Boulevard.

The proposed sign program provides pre-approved design concepts and guidelines to ensure that the blade signage blends well with the building colors, architectural style, and overall design of the Descanso Walk community. Each owner must submit to the Descanso Walk Homeowner's Association (HOA) and the City of Claremont detailed drawings of the proposed blade sign, indicating conformance with the criteria contained in the sign program, before receiving approval of a sign permit from the City Planning Division. Once approved, a building permit from the City shall also be required to ensure the signs are constructed and attached properly.

Staff finds the proposal to be appropriate for the project's needs, as the twelve live-work units incorporate a modern, commercial-friendly art style that complements the commercial character of the Foothill Boulevard corridor.

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission:

- A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING SIGN REVIEW FILE #25-S01, FOR PROPOSED NEW SIGN PROGRAM FOR THE DESCANSO LIVE-WORK UNITS, LOCATED AT 1030 WEST FOOTHILL BOULEVARD. APPLICANT: OLSON URBAN HOUSING, LLC; and

- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA) for the reasons stated in the approval resolution.

ALTERNATIVES TO RECOMMENDATION

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

- A. Continue the item for additional information.
- B. Approve the project with revisions to one or more of the proposed signs and/or revised Conditions of Approval.
- C. Express intent to deny the proposal, specifically identifying the review criteria of Section 16.300.060.A of the Municipal Code that cannot be met and continue the item to April 9, 2025, for adoption of a denial resolution as all the necessary findings cannot be met.

FINANCIAL REVIEW

Costs associated with the review of this application have been borne by the applicant.

ANALYSIS

Background

The Olson Company has been approved to construct a 56-unit townhome development, which includes twelve live/work units. This new development spans 3.05 acres and consists of ten separate buildings. The property is zoned MU3 - Mixed Use 3, a designation intended to foster dynamic, pedestrian-oriented environments by permitting a mix of commercial, office, service, entertainment, and residential uses.

Two three-story buildings along Foothill Boulevard (Buildings 400 A and 400 B) will house the twelve live/work units. These units are designed with a contemporary architectural style and will feature retail, office, or work-from-home spaces on the ground floors, which face Foothill Boulevard. The Olson Company is seeking approval for a signage program specifically for these live/work units. The proposed Descanso Walk "Live Work" Signage Program is intended to guide the owners of these units in displaying appropriate signage, considering the residential and commercial functions of the spaces fronting the street.

Project Description

Before applying for City approvals or permits, each live-work owner shall submit to the Descanso Walk HOA for written approval, submitting two copies of the detailed shop drawings (indicating the location, size, layout, color, and dimensions of the proposed sign, including all lettering and graphics) of the live work owner's proposed sign indicating conformance with the sign criteria outlined.

The proposed sign program includes the following basic guidelines:

Sign Location

The signs shall be mounted at the locations shown in Attachment B; generally adjacent to and the front door of each business space at a height of 8 feet. Each owner shall be permitted only one blade sign per unit.

Sign Material

The proposed signs shall be made of metal or other durable, weather-resistant materials that complement the architectural style of the live-work buildings. Blade sign holders may be attached using hooks, cables, or chains. The use of plastic or rope is prohibited.

Sign Size

The sign face shall have dimensions of 14" by 26" (just over 2.5 square feet), be double-sided, and weigh no more than 10 lbs. Minimum thickness of signage shall be 5/8" thick.

Logos

Logos shall be defined as a "letter" or "symbol" used to represent an entire word. Projections above or below the sign area shall be reviewed and approved by the HOA and City of Claremont prior to installation.

Signage Colors

All blade signs will feature a base color of SW7675 "Sealskin" (dark bronze) by Sherwin Williams. Below are additional accent paint colors from the live-work buildings, available for selection by the owner:

Paint Colors (Bldg. 400A)	Paint Colors (Bldg. 400B)
SW7008 -Alabaster 	SW70545 - Intellectual Gray 
 SW7506 - Loggia	SW6126 - Navajo White 
SW7514 - Foothills 	SW6992 - Inkwell 
SW6237 - Dark Night 	SW6055 - Fiery Brown 
SW6174 - Andiron 	SW7630 - Raisin 
SW9182 - Rojo Maron 	

These colors match those being used on the buildings.

Basis for Recommendation

Staff finds the proposed sign program to be appropriate, and recommends approval for the following reasons:

- The proposed sign program is in keeping with the development's overall character, with colors that complement the newly built live-work units. Additionally, the signs are designed to be

professional in appearance and will blend cohesively with the design features of the buildings they represent.

- The orientation and placement of the signs promotes good visibility for the subject uses on the property without compromising vehicular or pedestrian safety. The proposed sign program will not negatively impact neighboring properties, as it features appropriately sized signs with minimal illumination limited to small external spotlights that could affect surrounding areas.
- The size and blade-style orientation of the signs will be small but effective without overstating the actual size of the businesses, which are limited to approximately 200 to 300 square feet per unit and limited to 1 employee that resides outside of the HOA.

CEQA REVIEW

The proposal is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15311 (a), which exempts construction of minor structures accessory to existing commercial or institutional facilities including on-premise signs. Therefore, no further environmental review is necessary.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of the submitted plans are being held at the Public Counter at City Hall for review.

A copy of this report has been sent to the applicant and other interested parties.

Submitted by:

Brad Johnson
Director of Community Development

Prepared by:

Alyssa Jurkevics
Planning Intern

Reviewed by:

Christopher Veirs
Principal Planner

Attachments:

A - Draft Resolution
B - Draft Proposed Sign Program

RESOLUTION NO. 2025-__

A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING SIGN REVIEW FILE #25-S01, FOR PROPOSED NEW SIGN PROGRAM FOR THE DESCANSO LIVE-WORK UNITS, LOCATED AT 1030 WEST FOOTHILL BOULEVARD. APPLICANT: OLSON URBAN HOUSING, LLC.

WHEREAS, on January 21, 2025, the applicant filed a request for a new sign program, including up to twelve new signs for building mounted blade signs to be located at the above-referenced address; and

WHEREAS, the project site has a General Plan designation of “Mixed Use” and a Zoning designation of “Mixed Use 3” (MU3), which allows for relatively small, pedestrian-oriented signs placed mostly on typical commercial buildings with storefronts that front directly on the sidewalk; and

WHEREAS, the Architectural and Preservation Commission held a public hearing on March 26, 2025, at which time all persons wishing to testify in connection with said proposal were heard and said proposal was fully studied.

NOW, THEREFORE, THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Architectural and Preservation Commission has determined that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15311 (a), which exempts construction of minor structures accessory to existing commercial or institutional facilities including on-premise signs. Therefore, no further environmental review is necessary.

SECTION 2. The Architectural and Preservation Commission makes the following findings, required under Claremont Municipal Code Section 18.025.120.D:

- A. The proposed sign program is consistent with the intent of the sign regulations as set forth in Chapter 18.000 in that the proposed sign program is intended for on-site identity purposes only, is carefully designed, is professional in appearance, and harmonizes visually within the context of their setting.
- B. As approved, the proposed sign program is consistent with the goal of encouraging quality design and appropriate placement of the signs to provide clear identification of uses/businesses on the subject properties in that the signs consist of colors and materials already used on the buildings they will be attached to and are located adjacent to the front door of the business space they identify. In addition, the signs are modest in size to reflect the relatively small size (200 to 300 square feet) of the business spaces.
- C. The proposed sign program shall include one or more consistent design

elements, such as color, shape, and lettering style, that harmonize with the materials, colors, architecture, and design features of the buildings they represent as all signs will utilize the same materials, colors and sizes but also include a variety of shapes and can also include logos and corporate fonts for the various businesses.

- D. The proposed sign program will not result in an adverse impact on nearby properties as it has been carefully written to provide for signs that are modest in size and do not include illumination that may affect adjacent properties.
- E. The sign program does not constitute a granting of special privilege or provide more visibility than that available to other multi-tenant commercial and/or industrial centers within the community in that the total sign area allowed by the sign program is well below the total amount of signage allowed by the Claremont sign code.

SECTION 3. The Architectural Commission hereby approves the proposed sign program (Sign Review File #25-S01) based on the findings outlined in the above-described project, and subject to the following conditions of approval:

- A. This approval is for a new sign program that would allow up to twelve building mounted blade signs located along Foothill Boulevard on the premises at the above-referenced address. The sign is approved with a minimum clearance of 8 feet above the walkway and a sign area of 2.53 square feet. Construction of all signs shall be in substantial compliance with the plans approved by the Architectural and Preservation Commission.
- B. This approval is valid for two years from the date of the Architectural and Preservation Commission action. If building permits to install the approved signs are not issued or a time extension has not been granted during this time frame, this architectural approval shall automatically expire without further action by the City. The Director of Community Development is hereby authorized to grant a one-year extension upon a written request from the applicant that there were unavoidable delays.
- C. Prior to applying for City approvals or permits, each live-work owner shall submit to the Descanso Walk HOA for written approval, two copies of the detailed shop drawings of the live work owner's proposed sign indicating conformance with the blade sign criteria.
- D. Noise sources associated with construction activities shall not exceed the noise levels as set forth in Chapter 16.154 of the Municipal Code. In addition, construction activities shall be limited to weekdays and Saturdays between the hours of 7:00 AM and 8:00 PM.

- E. 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 Municipal Code.
- F. 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 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.
- G. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City may result in failure to obtain a building final and/or a certificate of occupancy until compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

SECTION 4. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission Secretary shall attest to the adoption thereof.

PASSED, APPROVED, and ADOPTED this 26th day of March, 2025.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary

Descanso Walk “Live Work” Signage Program

Introduction and Purpose: The intent of this signage program is to achieve visually coordinated and appealing signage that allows the creative expression of individual businesses and enhances the unique architecture of the building. The Descanso Walk “Live Work” Signage Program was developed to provide guidance to owners of the 12 live-work units, given that these homes include a work-from-home space on the first floors that front onto Foothill Blvd.

The work spaces on the first floor of the Live-Work units have their own front entry from Foothill Boulevard, are connected to the home above, and are visitable by the general public.

As a part of the live-work use, each owner may install (1) “blade” sign, at a location specified on the architectural elevations, to advertise and provide a marketing presence for their place of business. This program provides recommended design concepts and guidelines to insure that the blade signage is consistent with the building colors, architectural style, and overall design of the Descanso Walk community.

Applicability: The only Descanso Walk homes with the option to install live-work marketing ‘blade’ signage at the pre-approved locations are listed below.

Unit #:	Address:
1	1026 Foothill Boulevard
2	1032 Foothill Boulevard
3	1038 Foothill Boulevard
4	1044 Foothill Boulevard
5	1050 Foothill Boulevard
6	1056 Foothill Boulevard
7	1062 Foothill Boulevard
8	1068 Foothill Boulevard
9	1072 Foothill Boulevard
10	1080 Foothill Boulevard
11	1086 Foothill Boulevard
12	1090 Foothill Boulevard

Design Review: The signage to be implemented must undergo design review by the Descanso Walk Homeowners Association, as well as the City of Claremont. There are reviews and associated fees required by the HOA and City of Claremont, which are as follows:

- **Descanso Walk Homeowners Association Review** – The application includes submittal of required plans and a review fee of \$75.
- **City of Claremont Review** – The live-work owner (signage applicant) is responsible for all Claremont plan review and permit fees. Contact Claremont Planning Department to confirm the applicable fees and type of review required.

- **Installation** – The signage must be installed by a licensed contractor, and their insurance certificate shall be provided to the HOA prior to approval and installation.

Submittal Requirements:

Prior to applying for City approvals or permits, each live-work owner shall submit to the Descanso Walk HOA for written approval, submitting two (2) copies of the detailed shop drawings (indicating the location, size, layout, color, and dimensions of the proposed sign, including all lettering and graphics) of the live work owner's proposed sign indicating conformance with the sign criteria outlined. One sign elevation shall be submitted in color.

Following HOA approval, the owner shall submit a Design Review Application, signed by the Owner, along with the required number of sign drawings and any other submittal requirements, to the City of Claremont for review and approval. No sign fabrication or installation shall proceed prior to approval of the subject sign by the Planning Division or Architectural Commission (when required) and issuance of a building permit by the Building Division.

Signage Approval Process:

The process to approve signage on the "Live Work" spaces located along Foothill Boulevard is as follows:

Step 1 – Applicant shall submit the enclosed live-work signage application and attachments to Descanso Walk Homeowners Association with proposed design drawings and payment of a \$75 submittal review fee.

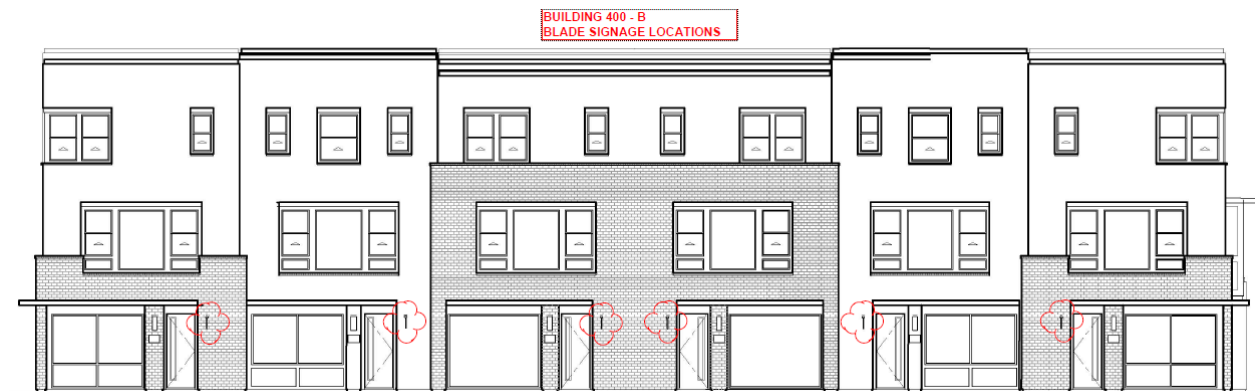
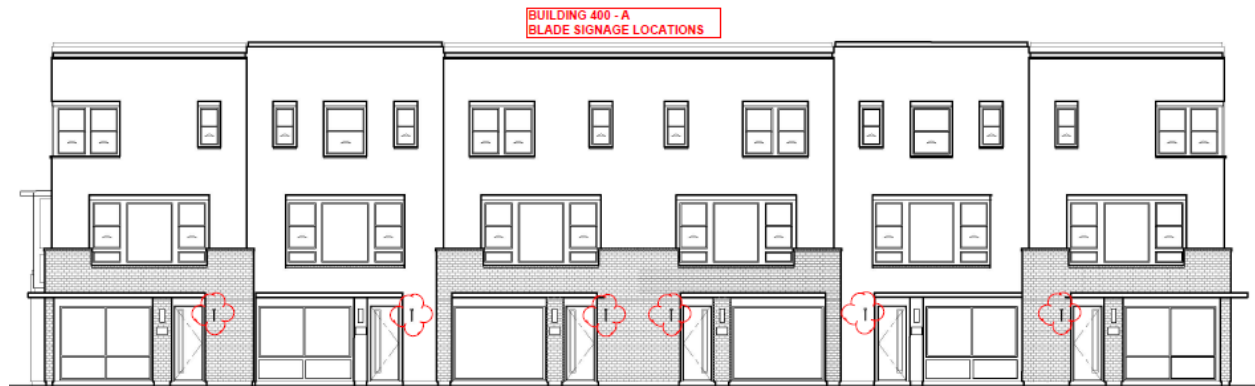
Step 2 – Once approved by the Descanso Walk Homeowner's Association, submit the design to City of Claremont and pay all applicable review fees.

Step 3 – Install the signage.

Step 4 – Call the City and HOA for final inspection.

Signage Design Guidelines:

Sign Location: The signs shall be mounted at the locations shown below.



General:

Owners are encouraged to express their unique business identity through a pedestrian-oriented blade sign. Each owner shall submit to the HOA and City of Claremont detailed drawings of the proposed blade sign, indicating conformance with the blade sign criteria.

Each owner shall be permitted only one (1) blade sign at the street elevation of the workspace. Olson shall install identical blade sign holders for use by live-work owners desiring to 'hang' blade signs. The bottom of all blade signs shall maintain a minimum clearance of (7'6") above the walkway.

Sign design and fabrication for all signs shall be of the highest quality prepared by a professional sign designer/contractor. Signs will be reviewed for design conformity with the building and adjacent signs.

Sign material: Blade signs may be constructed of metal only. Attachments to the blade sign holder may be hooks, cable, or chain. Plastic or rope suspension is not permitted. The sign material shall be fabricated out of durable, weather resistant materials that are complementary to the architectural style of the live-work buildings.

Sign size: The sign face shall fit within a 14" tall by 26" wide area. Signs shall be double-sided and weigh no more than 10 pounds.

Sign thickness: Minimum thickness of signage shall be 5/8" thick.

Logos: Logos shall be defined as a "letter" or "symbol" used to represent an entire word. Projections above or below the sign area shall be reviewed and approved by the HOA and City of Claremont prior to installation.

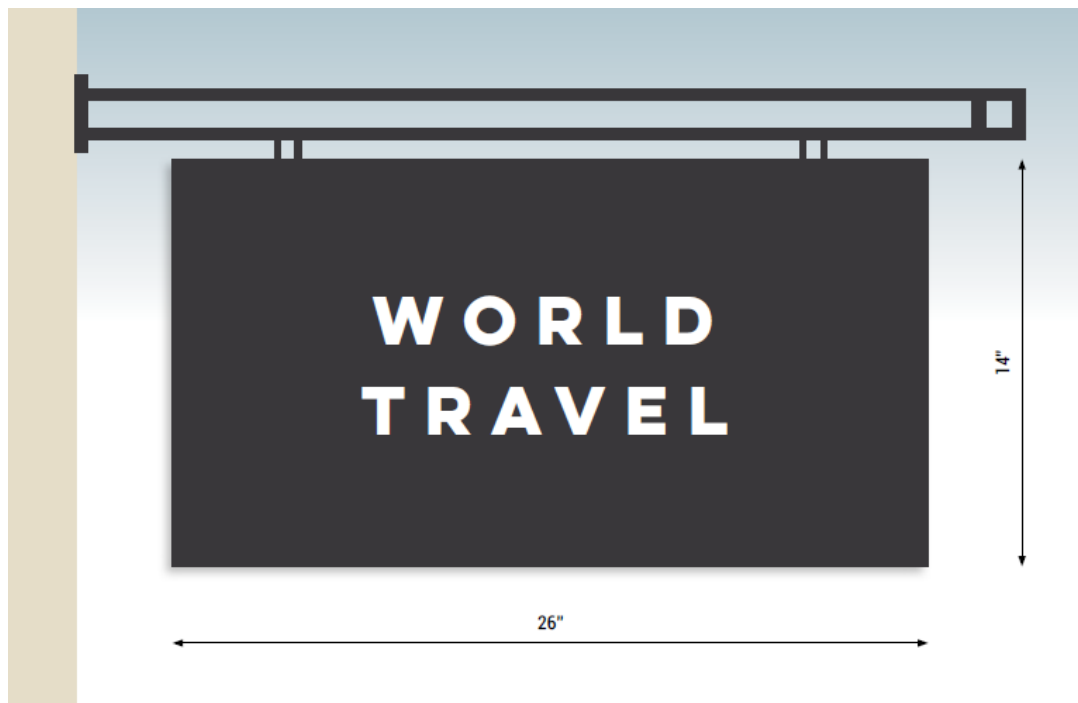
Signage colors: All blade signs shall use SW7675 "Sealskin" by Sherwin Williams (dark bronze) as the base signage color. Proposed contrasting colors for the font and/or business logo shall be complimentary with the building colors and architectural style.

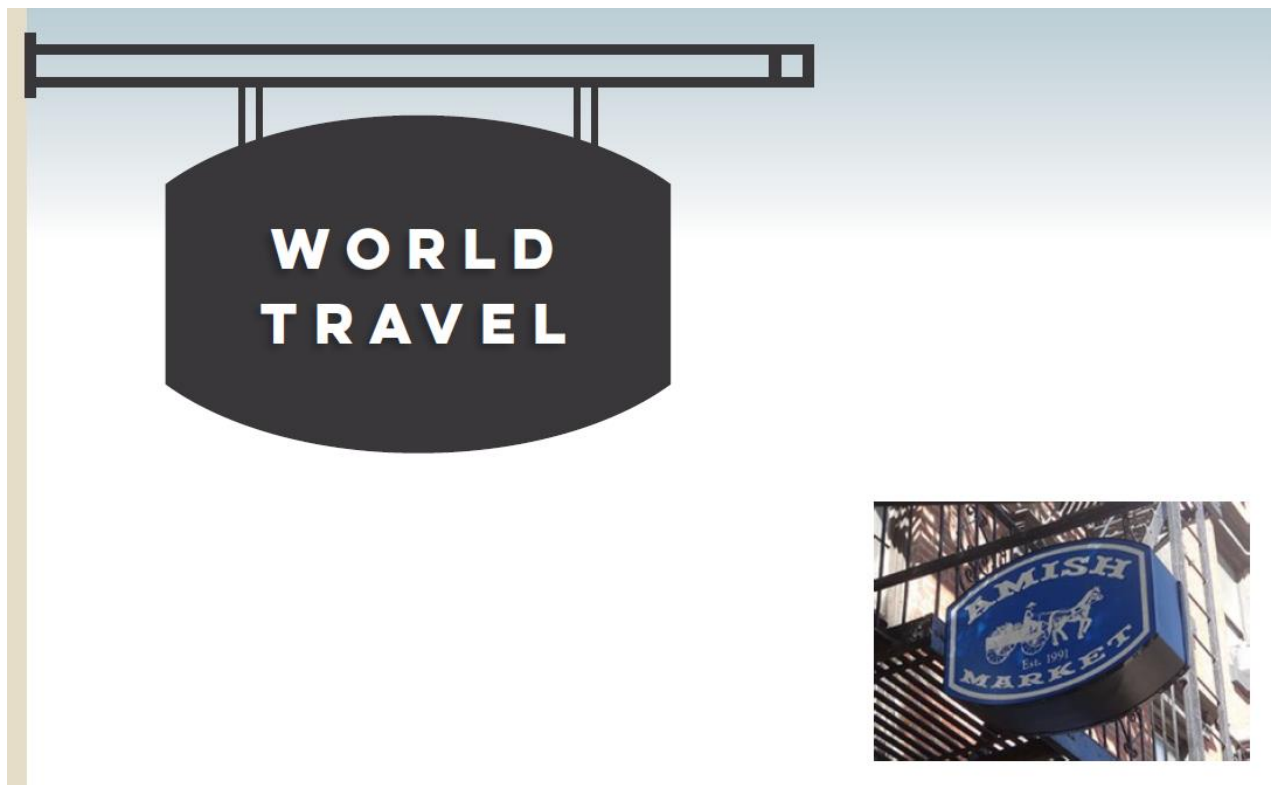
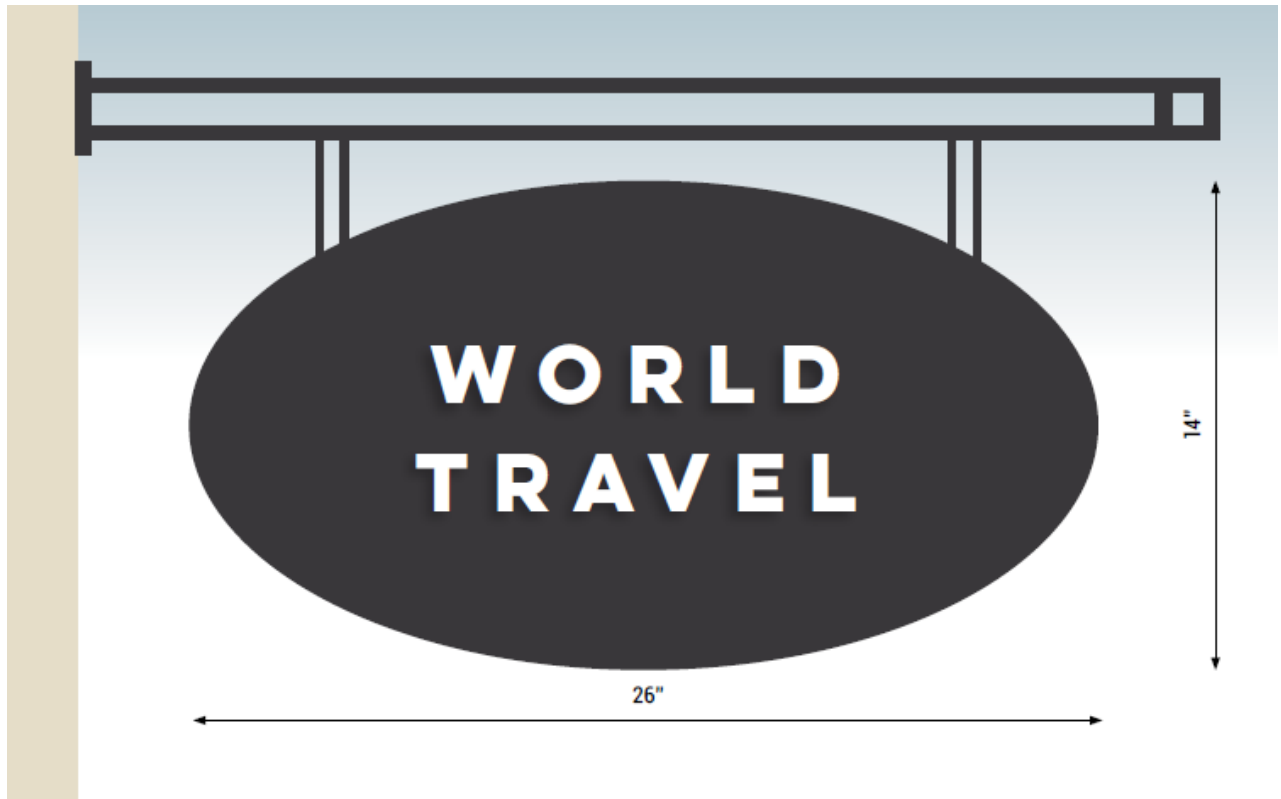
The owner of the live-work unit may propose a custom color for the font and logo placed on the signage. Below are the accent paint colors of the live-work buildings if the owner would like to select from one of these; however, use of these colors is optional.

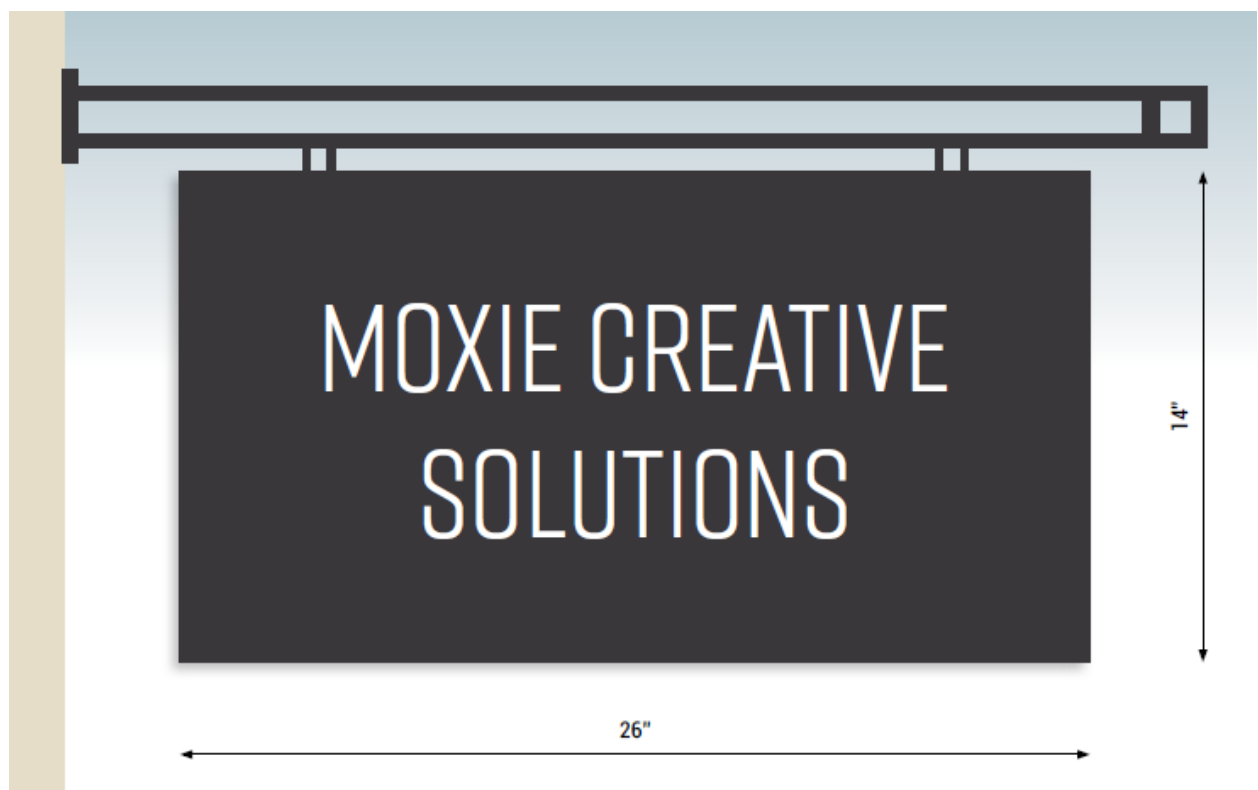
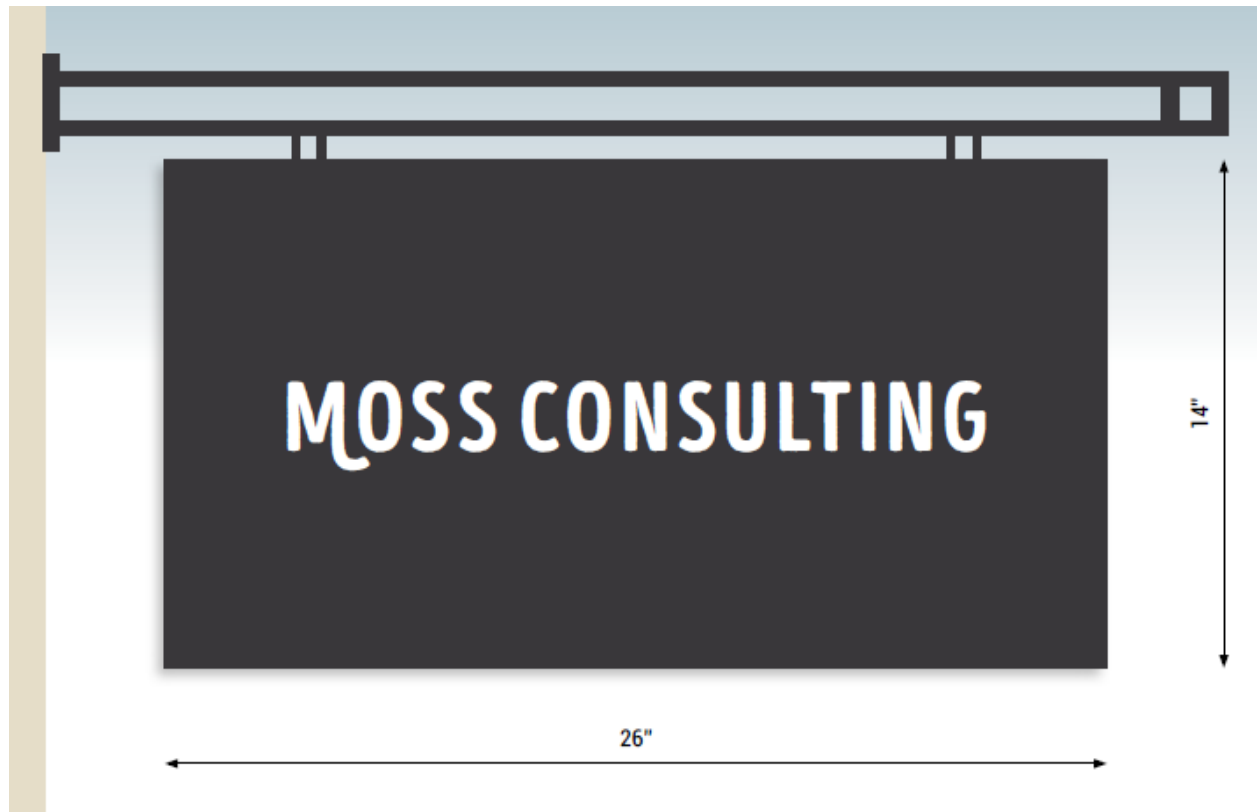
Paint Colors (Bldg. 400A)	Paint Colors (Building 400B)
SW7008 - Alabaster	SW7045 – Intellectual Gray
SW7506 – Loggia	SW6126 – Navajo White
SW7514 – Foothills	SW6992 – Inkwell
SW6237 – Dark Night	SW6055 – Fiery Brown
SW6174 – Andiron	SW7630 - Raisin
SW9182 – Rojo Marron	

"Blade" Sign Examples

For variety, owners are encouraged to propose shapes other than circular, such as oval, rectangular, free form, etc. Examples are as follows.







Attachment "A"

Descanso Walk Live-Work Signage – Application for HOA Review and Approval

Applicant Name: _____

Applicant Address: _____

Mobile Phone: _____ **Home Phone:** _____ **Email:** _____

Submit to:

Descanso Walk Homeowner's Association

c/o: The Management Trust, Attn: Stephanie Jagow Stephanie.jagow@managementtrust.com

5 Peters Canyon Road, Suite 200

Irvine, CA 92606

Checklist:

☐ **Application Fee: \$75**

☐ **Description & Depiction of Proposed Live-Work Signage**

(Provide a sketch of the signage, indicating material, dimensions, colors, lighting (if desired) and method of attachment to be used.)

1. Prior to applying for City approvals or permits, each live-work owner shall submit to the Descanso Walk HOA for written approval, two (2) copies of the detailed shop drawings (indicating the location, size, layout, color, and dimensions of the proposed sign, including all lettering and graphics) of the live work owner's proposed sign indicating conformance with the sign criteria outlined. One sign elevation shall be submitted in color. The HOA has 15 business days from submittal to review proposed blade signage. An additional \$75 fee is required for each subsequent submittal beyond 2 submittals.
2. Subsequent to approval by the HOA, the owner shall submit a Design Review Application, signed by the Owner, along with the required number of sign drawings and any other submittal requirements, to the City for review and approval. No sign construction or fabrication shall begin prior to approval of the subject sign(s) by the Planning Division or Architectural Commission (when required) and issuance of building permits by the Building Division.
3. If approved blade signage is not installed within 1 year of approval, the approval expires and the signage is subject to re-review.

To be used by Descanso Walk HOA Manager Only:

Fees Received: _____ Initial: ____ Date Reviewed: _____ Initial: ____

Date Received: _____ Initial: ____ Date Approved: _____ Initial: ____



Claremont Architectural and Preservation Commission

Agenda Report

File #: 5479

Item No: 4.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: MARCH 26, 2025

SUBJECT:

REGISTER LISTING #25-RL01, REVIEW OF REQUEST TO DELIST RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET FROM THE CLAREMONT HISTORIC REGISTER - APPLICANT - LAURA CAYLEY, PROPERTY OWNER.

SUMMARY

The applicant is requesting approval to delist the existing 1,542 square foot, one-story single-family residence, located at 245 West Eleventh Street in the HC 7,500 zoning district from the Register of Structures of Historic or Architectural Merit in Claremont ("Claremont Register"). The City's Cultural Resources Preservation Ordinance requires that any request to remove a listed resource from the Claremont Register be reviewed by the Architectural and Preservation Commission for recommendation to the City Council. The City Council then makes a final decision on the matter.

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission:

- A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA RECOMMENDING APPROVAL OF REGISTER LISTING #25-RL01, REVIEW OF REQUEST TO DELIST RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET FROM THE CLAREMONT HISTORIC REGISTER - APPLICANT - LAURA CAYLEY, PROPERTY OWNER; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

ALTERNATIVES TO RECOMMENDATION

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

- A. Continue the item for additional information.
- B. Express intent to recommend denial of the request, specifically identifying the criteria of Section 16.302.070 of the Municipal Code that cannot be met and continue the item to April 8, 2025, for adoption of a resolution recommending that the City Council deny the request.

FINANCIAL REVIEW

Costs associated with the review of this application have been borne by the applicant.

ANALYSIS

Background

Section 16.302.070 of the Claremont Municipal Code (CMC) calls for all Cultural Resources, including Historic Districts, to be designated or removed by the City Council upon the recommendation of the Architectural and Preservation Commission.

The subject property is located in the Historic Claremont (HC 7,500) zoning district. The intent of the HC zoning district is to preserve and protect the single-family residential character and the historic and architectural integrity of the District while allowing for sensitive and compatible alterations, additions, and in-fill development. The subject property is located on a 7,500-square foot lot located two blocks west of the Claremont Colleges.

The HC District is the oldest residential area in the City. The history of the neighborhood is evident in the large number of historically significant structures still maintained as single-family residences. The homes exhibit a variety of building styles from the turn of the century to the 1940's, and they show a quality of workmanship and character not often found in current times. An interesting and livable pattern of urban design has resulted from the area's earliest stages of development. The homes vary in size but are usually set back amidst tall trees on streets laid in a grid pattern featuring parkways planted with street trees. The block on which the subject property is located includes mostly modestly sized bungalows, located on small lots with many having reduced setbacks.

The subject property is specifically listed within the Claremont Register as part of a neighborhood grouping in the HC District. The neighborhood grouping is described as “a long-settled street section, four blocks long lined with mature trees. Many of the houses are individually distinguished though modest. The abundance of mature trees combined with the attractive older homes makes for a unique environment with alleyways adding additional charm.”

The existing residence is a 1,542-square foot single-story home built originally in 1908 consisting of three bedrooms and two baths as well as a detached garage. The small residence features a gabled roof form with a front porch stoop on the street-facing façade. Plywood siding has been applied on the front, east, and rear sides of the home over stucco. Windows have been replaced at various times leaving a mix of styles and materials. In 1979, a Minor Exception Permit was approved for a reduction in the side yard setback to allow for the construction of a 256 square foot room addition within four feet of the eastern property line as opposed to the five feet required by code. Additionally, there are several mature trees on site, many of which appear to be volunteers. At least two of these are located perilously close to the foundations of the home and likely to damage the foundation of the home if left in place. There is an awkward addition at the front of the house which has an odd roof line.

Project Description

The applicant is requesting to remove the structure from the Register for the following reasons:

1. While old, the home is neither historically nor architecturally noteworthy and would not qualify to be listed on the register under the City's current listing criteria.
2. The structure has been poorly maintained, extensively modified, and sporadically repaired in a manner that has essentially destroyed the character and historic integrity of the home.
3. If delisted, the home will be remodeled in a manner consistent with the neighborhood's historic character and will involve the addition of a porch designed in craftsman bungalow styling.

Basis for Recommendation

Staff finds that the existing residence fails to satisfy one or more of the designation criteria listed in CMC Section 16.302.080 for the reasons stated in the draft approval resolution and that the residence satisfies the criteria listed in CMC Section 16.302.070 in that the residence has diminished cultural significance or value upon a showing of clear and convincing evidence, including that this diminution is not the result of demolition by willful neglect or work performed without permit. The property was purchased by the current owner in July of 2024 in its current state. The existing state of the residence is unbecoming of a cultural resource in that the wood siding is in disrepair and appears to have been used to cover stucco siding underneath. The residence does not uniquely represent any specific form of architecture and is generally not exemplary architecture. Planning staff finds that the existing structure does not meet any of the criteria representative of a cultural resource that would qualify to be listed in the Claremont Register as stated in the Resolution. As such, staff recommends that the Architectural and Preservation Commission approve the proposed resolution, recommending that the City Council approve the request to delist this property from the Claremont Register.

CEQA REVIEW

The request to delist the subject property from the Claremont Historic Register is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (e), in that the proposed action, the delisting of a resource from the Claremont Register, is covered under the General Rule Exemption of the California Environmental Quality Act ("CEQA"). The General Rule Exemption applies to actions that can be seen with certainty that there is no possibility that the action in question may have a significant effect on the environment per CEQA Section 15061 (b)(3) of the CEQA Guidelines as the action will not result in construction activities or other direct physical changes or reasonably foreseeable indirect physical changes, nor will it result in the relaxation of standards to allow for environmental degradation. Additionally, any changes to the structure and/or site are subject to review by the City to ensure compliance with the requirements of the municipal code and CEQA. Therefore, no additional review is required at this time.

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 paper copy, please contact Pearl Juarez at pjuarez@claremontca.gov.

As a courtesy, notice of this meeting was mailed to properties adjacent to the subject property on March 13, 2025. A copy of this report has been sent to the applicant.

Submitted by:

Brad Johnson
Director of Community Development

Reviewed by:

Christopher Veirs
Principal Planner

Prepared by:

Jordan Goose
Assistant Planner

Attachments:

A - Draft Resolution
B - Historic Documents
C - Site Photos

RESOLUTION NO. 2025-__**A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA RECOMMENDING APPROVAL OF REGISTER LISTING #25-RL01, REVIEW OF REQUEST TO DELIST RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET FROM THE CLAREMONT HISTORIC REGISTER – APPLICANT – LAURA CAYLEY, PROPERTY OWNER**

WHEREAS, on January 29, 2025, the applicant filed a request to remove the existing 1,542-square foot home located at 245 West Eleventh Street from the Register of Structures of Historic or Architectural Merit in Claremont (Claremont Register) and

WHEREAS, In the Claremont Register the subject property is not specifically referred to as an individual cultural or historic resource, but rather as a potential contributor to a three block section of 11th Street in the Historic Claremont (HC) zoning district with no specific information on the designer of the home or any past residents of the home; and

WHEREAS, City Staff and members of Claremont Heritage have inspected the property, photographed the property, and researched available records and databases and found no additional information indicating any individual cultural or historic importance of the property; and

WHEREAS, on March 13, 2025, a notice of public hearing regarding the Architectural and Preservation Commission review of the requested Claremont Register delisting was mailed to owners of properties located within 300 feet of the subject property; and

WHEREAS, the Architectural and Preservation Commission held a public hearing on March 26, 2025, at which time all persons wishing to testify in connection with the request were heard and said request was fully studied.

NOW, THEREFORE, THE ARCHITECTURAL AND PRESERVATION COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Architectural and Preservation Commission has determined that the request is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), in that the proposed action, the delisting of a resource from the Claremont Register, is covered under the General Rule Exemption of the California Environmental Quality Act ("CEQA"). The General Rule Exemption applies to actions that can be seen with certainty that there is no possibility that the action in question may have a significant effect on the environment per CEQA Section 15061 (b)(3) of the CEQA Guidelines as the action will not result in construction activities or other direct physical changes or reasonably foreseeable indirect physical changes, nor will it result in the relaxation of standards to allow for environmental degradation. Additionally, any changes to the structure and/or site are subject to review by the City to ensure compliance with the requirements of the municipal code and CEQA. Therefore, no additional review is required at this time.

SECTION 2. Designation Criteria

The Architectural and Preservation Commission finds that the resource no longer conforms to the established criteria for designation contained in Section 16.300.060.A of the Claremont Municipal Code (CMC) as follows:

1. It is identified with important events in national, state, or City history or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or City;

In researching the property, staff has found no evidence of or suggestion of the association of the home with any important event that would have notably contributed to the heritage of the broad cultural, political, economic, social, or historic heritage of the nation, state, or City.

2. It is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or City;

Similar to the fact that there is no relation between the residence and any notable event in history, there is no evidence or suggestion that the residence is associated with any person, persons, or groups who significantly contributed to the history of the nation, state, region, or City.

3. It embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or is a noble work of a master designer, builder or architect; or is a valuable example of the use of indigenous materials or craftsmanship;

The simple, utilitarian design of the structure lacks the characteristics of any notable architectural style and the structure has been poorly maintained, extensively modified, and sporadically repaired in a manner that has essentially destroyed the original character of the home. The plywood siding that has been applied over earlier stucco siding is in disrepair and appears to have extensively damaged the stucco siding.

4. It is the work of an architect or master builder whose individual work has influenced the development of the City of Claremont;

The residence in question was not built, designed, or constructed by an architect or master builder whose individual work has influenced the development of the City of Claremont. Staff was unable to identify the original designer and finds that the likelihood of involvement of an influential architect or master builder to be extremely low.

5. It has yielded, or has the potential to yield, information important to archaeological prehistory or history of the nation, state, region, or City;

This home does not have the potential to yield, information important to archaeological prehistory or history of the nation, state, region, or City as staff's review of multiple

resources including building permits, City history books, the Claremont Register, state databases, and Claremont Heritage has found no evidence or documentation of significant historic or cultural value.

6. It exemplifies the early heritage of the City.

The residence does not exemplify the early heritage of the City in that it has been noticeably altered since its construction in 1908, it is not an exemplary example of any particular architectural style, and it does not have any particular local historic significance. While representative of the modest bungalows found on this section of Eleventh Street, the property is, at best, a possible contributor to a potential historic district and has already been zoned in a manner that will require the structure/property to continue to perform its role as a contributor.

SECTION 3. Delisting Criteria

The Architectural and Preservation Commission finds that the subject property meets delisting criteria ii found in Section 16.300.070 of the Claremont Municipal Code (CMC) as follows:

ii. It has diminished cultural significance or value upon a showing of clear and convincing evidence, including that this diminution is not the result of demolition by willful neglect or work performed without permit.

Following a thorough site visit performed by staff, it is clear that the residence is in notably poor condition and appears to have been altered and repaired numerous times over the years resulting in a significant depreciation of the property's contribution to the historic district and neighborhood grouping for which it was originally designated. The residence was purchased by the current owner in its existing state and no demolition or unpermitted work has occurred onsite.

SECTION 4. Based on the above-described findings and criteria, as well as any testimony received during the hearing, the Architectural and Preservation Commission hereby recommends that the City Council approve Register Listing Review file #25-RL01 to remove 245 W. Eleventh Street from the Claremont Register.

SECTION 5. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission's secretary shall attest to the adoption thereof.

PASSED, APPROVED, AND ADOPTED this 26th day of March, 2025.

Architectural and Preservation Commission Chair

Resolution No. 2025__

Page 4

ATTEST:

Architectural & Preservation Commission Secretary

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)

Ser _____ Site _____ Mo. _____ Yr. _____

UTM _____ Q _____ NR _____ SHL _____

Lat _____ Lon _____ Era _____ Sig _____

Adm _____ T2 _____ T3 _____ Cat _____ HABs _____ HAER _____ Fed _____

IDENTIFICATION

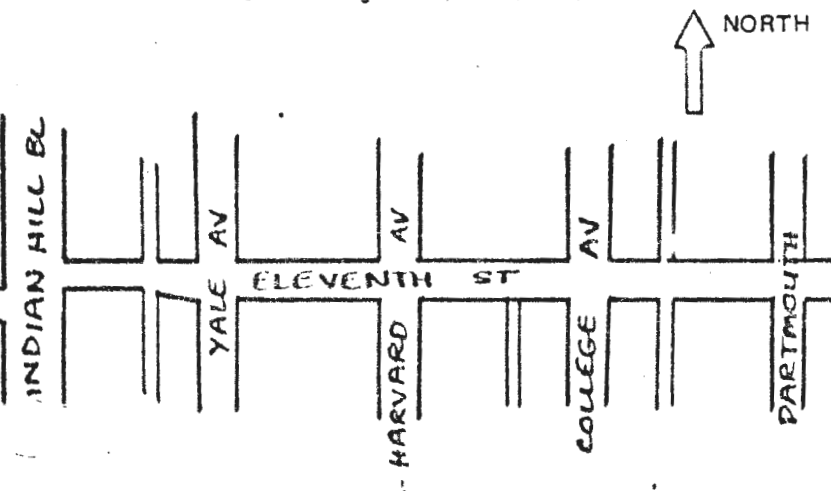
- Common name: Eleventh Street Between Dartmouth and Indian Hill
- Historic name, if known: _____
- Street or rural address _____
City: Claremont ZIP: 91711 County: Los Angeles
- Present owner, if known: _____ Address: _____
City: _____ ZIP: _____ Ownership is: Public ☐ Private ☐
- Present Use: _____ Original Use: _____
Other past uses: _____

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The street section is 4 blocks long and lined with mature trees--Elm, Maple, Liquid Amber, and others. The street takes a slight bend between Yale and Indian Hill. It is said that the intent was to avoid a tree. It is now an important urban design feature of Claremont. The Housing is in good condition and ranges in age from 70 years to contemporary. The appearance is of a comfortable neighborhood with mostly older homes, tended by owners who like the neighborhood. The feeling of a cohesive neighborhood is helped by the very low volume of traffic on the street. There is an east-west alley between Harvard and Yale in the block south of 11th that has the character of a country road from the early 1900's in Claremont. Structures(garages) facing this alley date from the period when the area was entirely orange groves. Other alleys are north-south--one going from Memorial Park through to 12th St.; another from 10th to 11th east of Harvard.

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



- Approximate property size:

Lot size (in feet) Frontage _____
Depth _____
or approx. acreage _____

- Condition: (check one)

a. Excellent ☐ b. Good ☐ c. Fair ☐
d. Deteriorated ☐ e. No longer in existence ☐

- Is the feature a. Altered? ☐ b. Unaltered? ☐

- Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☐ d. Residential ☐
e. Commercial ☐ f. Industrial ☐
g. Other ☐

- Threats to site:

a. None known ☐ b. Private development ☐
c. Zoning ☐ d. Public Works project ☐
e. Vandalism ☐ f. Other ☐

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
f. Other ☐ _____
15. Is the structure: a. On its original site? ☐ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction _____ This date is: a. Factual ☐ b. Estimated ☐
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☐

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This is a long-settled, stable area of Claremont. Many of the houses are individually distinguished though modest. There is an abundance of mature trees, and this abundance, combined with the attractive older homes nestled among them, makes for a unique environment for Southern California. The alleys add a certain charm.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

23. Date form prepared: 5/22/79 By (name): Wright/NeSmith
Address: _____ City Claremont ZIP: 91711
Phone: 624-4531 Organization: Claremont Historic Preservation Project

(State Use Only)

RESOLUTION NO. 80-279

1 A RESOLUTION OF THE CITY COUNCIL ADOPTING THE REGISTER OF STRUCTURES OF
2 HISTORICAL AND ARCHITECTURAL MERIT OF THE CITY OF CLAREMONT.

3 The City Council of the City of Claremont, County of Los Angeles, State
4 of California, does resolve:

5 Section 1. For the purposes of Ordinance No. 80-22, which ordinance
6 provides that no demolition permits shall be issued without a ninety (90) day
7 waiting period for certain structures within the City, the Register of Structures
8 of Historical and Architectural Merit of the City of Claremont, attached hereto
9 as Exhibit "A" hereby made a part hereof, is hereby adopted.

10 Section 2. The Mayor shall sign and the City Clerk shall certify to the
11 passage and adoption of this Resolution this 22nd day of December, 1980.

12 Eleanor M. Cohen
13 Mayor of the City of Claremont

14
15 ATTEST:

16 Barbara A. Hallamson
17 City Clerk of the City of Claremont

18 APPROVED AS TO FORM:

19 Wynne S. Fink
20 City Attorney of the City of Claremont

REGISTER OF STRUCTURES OF HISTORIC OR ARCHITECTURAL MERIT, BASED ON THE
FINDINGS OF THE HISTORIC RESOURCES INVENTORY

I. NORTH-SOUTH STREETS

<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>SIGNIFICANCE</u>
<u>NORTH</u> INDIAN HILL BLVD.		
243		arch., econ/soc.
351	1908	arch., soc/educ.
405	1910	arch.
517	1912	arch. (spec. use of stone)
520 (Mallows Park)	1926	arch., gov., soc/educ.
529	1897	
535	1923	arch., soc/educ., (M.D. Hershley)
619	1906	arch.
624	1921	soc/educ.
641	1908	arch., soc/educ.
705	1914	arch., soc/educ. (E.E. List)
706	1895	arch.
735	1949-50	soc/educ
765	1924	soc/educ. (Stover)
777	1928	arch.
809	1906	exploration/settlement (Johnson) Wheeler
825	1929	arch. (W.F. Fuesler)
833	1905-06	arch (Johnson)
840	1926	soc/educ. (A. Monson)
845	1911	arch., soc/educ (Stover)
901		arch., soc/educ.
911	1923-24	soc/educ. (Henry Day)
923	1910	arch., soc/educ.

<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>SIGNIFICANCE</u>
INDIAN HILL (cont'd)		
935	1914	arch., soc/educ.
1003	1924	arch., soc/educ.
1080	1927	arch., soc/educ.
1101	1909	arch., soc/educ.
1111	1932	arch., soc. educ. (W.F. Fuesler)
1114	1930	arch.
1120	1928	arch. (Helen Wren)
1150	1920	arch., relig., soc.
1165	1925	arch., soc/educ.
1170	1905	arch., soc/educ.
1175	1914	arch., soc/educ.
1201	1910	arch., soc/educ.
1215	1924	arch., soc/educ.
1219-1221	1926	arch., soc/educ. (duplex)
1225	1925	arch., soc/educ.
1275	1892	arch., exploration/settlement

INDIAN HILL NEIGHBORHOOD GROUPING

501	1920
523	1938
545	1912
555	1940
580	1922
608	1921
611	1941
627	1907
640	1921

Recd 80-27

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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INDIAN HILL NEIGHBORHOOD GROUPING (cont'd)

644,646-652,648,650	1924	
680	1928	
690	1922	
720	1937	
750	1940	
(380 W. 8th)	1937	
839	1949	
1062	1926	
1015	1924	
1056	1921	
1031	1924	
1075	1926	
1204		
1212	1939	
1250	1962	
1265	1938	
1291		

YALE AVENUE

419		soc/educ.
427	1915	soc/educ.
435	1909	arch., soc/educ.
507	1904	arch.
517, 519	1906	arch.
520	1926	soc/educ.
626	1930	arch., soc/educ.
632	1931	arch.

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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YALE AVENUE (cont'd)

1019	1926	arch.
1045	1920	arch.
1133	1924	arch., soc/educ.
1204	1925	soc/educ.
1223	1902	arch., soc/educ.
1253	1924	arch., soc/educ. (Henry Day/ Greyson)
1274	1910	soc/educ.

YALE AVENUE NEIGHBORHOOD GROUPING

508	1950s duplex	
524-526	1940s	
527	1939	
535-537		
545	1939	
624	1950	
712/714	1902	
719	1925	
725-735	c1928-1934	
1003	c1925	
1007	c1940s	
1009	1924	
1017	1926	
1024	1926	
1025	1924	
1102	1925	
1104/1106		
1113/1115	1928-1933	Mission revival duplex

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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YALE AVE. NEIGHBORHOOD GROUPING (cont'd)

1143-1145	1949	
1203	1941	
1210	1910	
1230	1922	
1241	c1950	
1250, 1252, 1254, 1256		
1266		

HARVARD AVENUE

320	1905	arch., soc/educ.
328	c1905	arch., soc/educ. (List)
337/335	1910	arch., soc/educ.
338	1903	arch., soc/educ. (List)
343	1904	arch., soc/educ.
346		soc/educ.
425	1905	arch., soc/educ.
641	1910	arch.
709	1928	arch. (Helen Wren)
739	1919	arch., soc/educ.
740	1922	arch.
743	1910	arch.
905	1907	arch., soc/educ.
917	1908	arch., soc/educ. (Johnson)
920	1912	arch., soc/educ.
927	1920s	arch.
934	1912	arch., soc/educ.
1010	1904	arch., soc/educ.
1011	1905	arch., soc/educ. (C. Johnson, builder)

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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HARVARD AVENUE (cont'd)

1022	1908	arch., soc/educ.
1035	1927	arch., soc/educ.
1044	1939	arch., soc/educ.
1111	1925	arch.
1114	1925	arch.
1119	1908	soc/educ.
1207	1905	arch., soc/educ.
1249	1905	arch., soc/educ. (fine rock)
1250	1931	arch., soc/educ. (Brandt)
1269	1912	soc/educ.

HARVARD AVENUE NEIGHBORHOOD GROUPING

631	1964	
730	1911	
826	1921	
830	1922	
888	1920s	
906-916		
1055	1941	
1130	1908	
1138	1923	
1145	1918	
1155	1948	
1200	1925	
1210-1212	1950	
1221	1911	
1224	1931	
1257	1932	

STREET ADDRESS DATE OF CONSTRUCTION SIGNIFICANCE

COLLEGE AVENUE

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
105	1886	arch.
119	1896	arch., soc/educ.
137	1890	arch., soc/educ.
211	1900	arch., soc/educ.
642	1913	soc/educ.
709	1900	arch., soc/educ.
710	1910	arch.
721	1907-08	arch., soc/educ.
727	1937	arch.
736	1915	arch., soc/educ.
738	1922	arch.
739	1904	arch., soc/educ.
740	1922	arch.
807	1903	arch. (Greene & Greene)
875	1917	arch., soc/educ.
880 (CGS)	1939	arch.
905	1930	arch., soc/educ. (Allan Taylor)
917	1924	arch.
997/999	1920	arch., soc/educ.
1006	1905	arch., soc/educ.
1009	1905	arch., soc/educ.
1030	1910	arch.
1050	1927-8	soc/educ.
1060	1931	arch., soc/educ.
1102	1910	(Allan Taylor, Clarence Stover) arch., soc/educ.
1105	1922	arch., soc/educ.

STREET ADDRESS DATE OF CONSTRUCTION SIGNIFICANCE

COLLEGE AVENUE (con'd)

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
1122	1910	arch., soc/educ. (Coulson)
1125	1937	arch.
1134	1915	arch., soc/educ.
1175	1931	arch. (Helen Wren)
1200	1920	arch., soc/educ.
1201	1926	arch.
1247	1919	arch., soc/educ. (C.C. Johnson)
1271	1914-1915	exploration/settlement
1277	1910	arch., soc/educ.

DARTMOUTH AVENUE

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
1019	1910	arch., soc/educ.
1027	1922	arch., soc/educ.
1055	1914	arch., soc/educ.
1150	1900	arch., soc/educ.
1217	1922	arch.
1227	1920s	arch.
1237	1912-13	arch. soc/educ. (Noteworthy stone wall)
1263	1910	arch., soc/educ.
1257	1937	

BERKELEY AVENUE

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
530	1910	arch., soc/educ.
536	1910	arch.
640	1924	arch., soc/educ.
660	1927	soc/educ.
1195	1928	arch., soc/educ. (maybe Stover)

<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>SIGNIFICANCE</u>
PILGRIM PLACE NEIGHBORHOOD GROUPING (cont'd)		
AVERY AVENUE		
660		
670		
680		
690		
692		
694		
696		
705		
715		
735		
BERKELEY AVENUE		
527	1925	
529		
535	1926	
537	1926	
635	1929	
639		
755	1950	
763	1949	
769	1949	
777	1946	
BRADFORD AVENUE		
508	1957	
510	1957	
515	1957	
519	1957	

<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>SIGNIFICANCE</u>
PILGRIM PLACE NEIGHBORHOOD GROUPING (cont'd)		
BRADFORD AVENUE (cont'd)		
522	1957	
533		
536	1957	
544	1957	
545	1957	
546	1957	
552	1957	
WEST SIXTH STREET		
507	1924	
508	1925	
509	1924	
510	1925	
511	1924	
512	1925	
525	1928	
532	1925	
534	1925	
536	1925	
WEST SEVENTH STREET		
520	1953	
535	1941	
545	1941	
555		
WEST EIGHTH STREET		
514	1948	

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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PILGRIM PLACE NEIGHBORHOOD GROUPING (cont'd)

WEST EIGHTH STREET (cont'd)

516	1948	
518	1948	
540	1948	
560	1949	
568	1950	
570	1950	
580	1950	
588		
602	1954	
606	1953	
610	1951	
614	1955	
620	1949	
644	1951	
666	1953	
680	1953	
692	1953	

HARRISON

511	1940	
521	1926	
523	1926	
531	1927	
551	1942	
555	1929	
603	1954	

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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PILGRIM PLACE NEIGHBORHOOD GROUPING (cont'd)

HARRISON (cont'd)

625	1956	
639		
647	1955	
665	1955	
669		

LEYDEN

607	1949	
615		
616	1948	
619	1949	
620	1949	

627 Pitzer Lodge

651		
667		
669		
671		
673		
675		
677		
679		
681		
683		
685		
687		
689		

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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PILGRIM PLACE NEIGHBORHOOD GROUPING (cont'd)

MAYFLOWER AVENUE

520		
522		
525		
560	1928	
567	1938	
580	1926	
590	1931	
592	1931	
601	1916	
625		
640	1942	
642	1942	
660	1928	
665	1930	
672	1953	
675		
677		
685	1949	
687	1949	
690		
720	1938	
725		
728	1929	
730	1929	
730½		

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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PILGRIM PLACE NEIGHBORHOOD GROUPING (cont'd)

MAYFLOWER AVENUE (cont'd)

755	1936	
790		

PLYMOUTH ROAD

620	1929	New Merritt Apartments
637	1935	
645		
653		
700	1930	
701	1930	
702		
703		
715	1948	
716	1941	
719		
720	1948	
725	1949	
727	1949	
729	1953	
733	1951	
735		
736	1956	
737		
738	1956	
739		
740	1956	

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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PILGRIM PLACE NEIGHBORHOOD GROUPING (cont'd)

PLYMOUTH ROAD (cont'd)

741	1953	
742	1956	
743		
744	1956	
745		
747	1953	
750	1951	
751	1954	
756		
760		
768	1955	
769	1955	
773	1953	
777	1955	
779		
780	1955	
781		
786	1954	
787	1954	
790		
794	1952	
798	1956	

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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CLAREMONT COLLEGES

345 N. College	1897	arch. (C.H. Brown)
Sumner Hall	1887	arch.
Le Bus Court		arch.
Crookshank Hall	1922	arch.
Carnegie Library	1908	arch. (F. A. Burnham)
Holmes Hall	1893	arch. (C.H. Brown)
Bridges Hall	1931	arch. (W.T. Jones)
Little Bridges	1915	arch., soc/educ.
Smith Tower	1961	(Myron Hunt) arch.
Frery	1929	arch.
Norton	1956	arch.
Renwich	1899	arch.
Replica House	1937	arch.
Brackett Observatory	1908	arch.
Clark Hall	1929	arch., soc/educ.
Smiley Hall	1908	arch., soc/educ.
Greek Theatre	1910	(Myron Hunt) arch., arts & leisure,
Rembrandt Hall	1914	soc/educ. (Myron Hunt)
Harwood Hall	1930	arch., arts & leisure, soc/educ. (Myron Hunt)
Pearson's Hall	1898	arch., soc/educ.
Mason Hall	1922	(C.H. Brown) arch., soc/educ.

CLAREMONT GRADUATE SCHOOL

Harper Hall	1932	arch. (Gordon Kaufman)
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SCRIPPS

President's House	1928	arch., soc/educ.
Denison Library	1930	(Gordon Kaufman) arch., soc/educ.
Grace Scripps/Toll Hall	1927-28	(Gordon Kaufman) arch., soc/educ. (Gordon Kaufman)

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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CLAREMONT COLLEGES (cont'd)

SCRIPPS (cont'd)

Balch Hall	1929	Summer Hunt & S.R. Burns
Browning-Dorsey Hall	1929	G. Kaufman
Margaret Fowler Mem. Garden		
Oriental Garden		arch.
Rose Garden		arch., soc/educ.
Lang Art Bldg.	1937	arch., arts & leisure (G. Kaufman)
CLAREMONT UNIVERSITY CENTER		
Honnold Library	1952	arch., soc/educ.

II. EAST-WEST STREETS

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
CORNER/HARRISON & HARVARD	1928	Congregational Church
441 Harvard	1903-05	arch., exploration/settlement religion, soc/educ.
HARRISON		
228	1921	exploration/settlement
232	1895	government
261	1906	arch., gov., soc/educ.
420	1910	
424	1922	
428	1891	arch.
433	1927	
445		arch.
451	1922	arch., soc/educ.
459	1909	arch., soc/educ.
465	1910	arch., soc/educ.
477	1910	arch.
487	1927	arch.
HARRISON AVENUE NEIGHBORHOOD GROUPING		
255		
316	1921	
328	1913	
330		
336	1913	
339		
341	1914	
343	1913	

<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>SIGNIFICANCE</u>
WEST SIXTH STREET		
207	1908	arch., soc/educ.
231	1896	arch.
252	1910	arch.
255	1905	arch., soc/educ.
262	1900	arch., soc/educ.
325	1908	arch., soc/educ.
338		arch., soc/educ.
353	1900	arch., soc/educ.
487	1926	arch.
488	1926	arch., soc/educ.
489	1922	arch., soc/educ.
SIXTH STREET NEIGHBORHOOD GROUPING (BETWEEN HARVARD & INDIAN HILL)		
219-221	1913	
259	1908	
270	1906	
311	c1921-22	
319	c1928	
320	1939	
330	1923	
338		
350	1904	
354	1908	
360	1905	
361, 363	1962, 1949	

<u>STREET ADDRESS</u>	<u>DATE OF CONSTRUCTION</u>	<u>SIGNIFICANCE</u>
SIXTH STREET BETWEEN INDIAN HILL & BERKELEY		
420	1941	
427	1941	
431	1941	
438	1910	
439		
446	1911	
447		
452	1910	
455	1925	
457		
459		
460	1908	
465	1924	
466	1924	
480	1939	
EAST SEVENTH STREET		
157	1891	arch., soc/educ.
156	1902	arch., soc/educ.
146	1894	arch., soc/educ.
139	1907	arch., soc/educ.
135	1910	arch., soc/educ.
115, 117	1898	arch.
WEST SEVENTH STREET		
125, 131	1887	arch.
137	1891	arch.
156	1914	arch.

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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WEST SEVENTH STREET (cont'd)

188	1924	arch.
238	1906	arch., soc/educ.
247	1906	arch., soc/educ.
248	1911	arch., soc/educ.
255	1908	arch., soc/educ.
256	1912	arch., soc/educ.
260	1902	arch.
272	1903	arch., soc/educ.
307	1902	arch., soc/educ.
329	1908	arch., soc/educ.
353	1890	arch.
421		arch., soc/educ.
424	1906	arch., soc/educ.
462	1890	arch.
468		arch., soc/educ.
470	1926	arch., soc/educ. (M.D. Hershey)
489	1911	arch., soc/educ.

WEST EIGHTH STREET

225	1907	soc/educ. (Sycamore School)
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WEST EIGHTH STREET NEIGHBORHOOD GROUPING

127		
130	1923	
137	1925	
140	1923	
145, 147	1923	
150	1925	

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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WEST EIGHTH STREET NEIGHBORHOOD GROUPING (cont'd)

214		
220	1929	
226	1929	
234	1930	
256	1901	
272	1903	
300-328	1923	
336	1922	
344	1907	
358		
420	1928	
421	1927	
428	1925	
429	1929	
435	1930	
439	1938	
452	1923	
464	1914	
467	1938	
475	1939	
476	1922	
492	1910	

WEST NINTH STREET

114	1911	arch.
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STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
EAST TENTH STREET		
121	1910	arch.
131	1908	arch., soc/educ.
145	1908	arch., soc/educ.
WEST TENTH STREET		
231	1905	soc/educ.
238	1906	arch., soc/educ.
245	1908	arch., soc/educ.
248	1906	arch., soc/educ.
275	1927	soc/educ.
339	1915	arch., soc/educ. (H.A. Dorsey)
357	1911	arch., soc/educ. (H.A. Dorsey)
365	1911	arch., soc/educ. (H.A. Dorsey)
424-428	1930	arch.
425	1927	arch. (Clarence Stover)
443	1929	arch. (Allan Taylor-C. Stover)
445	1929	arch. (Clarence Stover)
447	1929	arch.
448	1959	arch.
455	1929	arch. (Clarence Stover)
456	1929	arch. (W.F. Fuesler)
466	1933	arch.
472	1928	arch. (Helen Wren- Hershey)
510	1928-29	arch., soc/educ. (Hamilton)
524	1930	arch., soc/educ.
532	1932	arch., soc/educ.
544	1938	arch. (Stover/Taylor)
564	1938	arch. soc/educ. (Wally Caldwell)
575	1939	arch

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
1010 Oxford	1938	arch.
WEST ELEVENTH STREET		
143	1908	arch., soc/educ.
163	1926	arch.
272	1910	arch., soc/educ.
353	1928	arch.
ELEVENTH STREET BETWEEN DARTMOUTH & INDIAN HILL NEIGHBORHOOD GROUPING		
120	1926	
124	1948	
125	1947	
132	1922	
135	1923	
145		
146	1916	
WEST ELEVENTH STREET NEIGHBORHOOD GROUPING		
142	1941	
220	1948	
230		
235	1948	
239	1908	
240	1927	
245	1908	
246	1910	
254		
255	1908	
262	1910	
265	1910	
272	1910	
305		
320	1928	

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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WEST ELEVENTH STREET NEIGHBORHOOD GROUPING (cont'd)

330		
338	1908	
344	1911	
356		
355-357	1924	
313	1920s	

WEST ELEVENTH STREET BETWEEN INDIAN HILL & CAMBRIDGE

507	1929	arch.
508	1928	arch., soc/educ (Marston Mayberry, C. Stover)
530	1937	arch.
545	1938	arch.
556	1937	arch. (Robert Ainsworth)
566	1938	arch. (Stover)
586	1941	arch.
694	1948	arch.
1089 N. Oxford	1939	arch. (Cliff May)
1100 Oxford	1939	arch. (Gordon Kaufman)

WEST 11TH STREET BETWEEN INDIAN HILL & CAMBRIDGE NEIGHBORHOOD GROUPING

410	1931	
415	1955	
416	1932	
421	1948	
424	1926	
429	1926	
437	1932	
440	1928	

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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WEST 11TH STREET BETWEEN INDIAN HILL & CAMBRIDGE NEIGHBORHOOD GROUPING (cont'd)

443	1932	
449	1929	
452	1926	
459	1927	
464	1938	
469	1930	
470	1927	
515	1927	
523	1953	
537	1954	
555	1947	
573	1960	
601	1942	
623	1946	
630	1946	
637	1946	
644	1951	
645	1941	
650	1951	
664	1949	
680	1949	
683	1951	
695	1951	

WEST TWELFTH STREET

132	1910	arch., (P.J. Liskey)
343	1910	arch., soc/educ.
362	1933	arch.

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
WEST TWELFTH STREET NEIGHBORHOOD GROUPING BETWEEN INDIAN HILL AND DARTMOUTH		

133	
135	1924
140/142	1911
217/219	1921
218	1921
220	
237	
248	1924
260	1922
264	1922
265	1926
269/271/273/275	1962
270	1924
290	1923
321	1918
328	1937
332	1948
340	1945
361	1911
363	
389	1952

UNIVERSITY CIRCLE NEIGHBORHOOD GROUPING

400	1942
403	1950
410	1940
411	1939

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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UNIVERSITY CIRCLE (cont'd)

420	1949
421	1941
430	1938
431	1948
440	1948
444	1941
450	1941
455	1941
460	1941
461	1941
470	1941
471	1941
480	1948
481	1940
483	1948
488	1951

BAUGHMAN AVENUE NEIGHBORHOOD GROUPING

413	1947
420	1938
421	1929
424	1950
429	1927
430	1938
433	1955
438	1928
443	1948

STREET ADDRESS DATE OF CONSTRUCTION SIGNIFICANCE

BAUGHMAN AVENUE NEIGHBORHOOD GROUPING (cont'd)

446	1929
456	1932
459	1927
462	1928
463	1940
467	1939
471	1941
505	1941
510	1928
515	1939
520	1952
525	1941
529	1953
533	1950
534	1948
539	1947
545	1953
546	1952
549	1948
550	1947
553	1948
554	1955
557	1948
558	1947
561	1950
562	1948

STREET ADDRESS DATE OF CONSTRUCTION SIGNIFICANCE

BAUGHMAN AVENUE NEIGHBORHOOD GROUPING (cont'd)

573	1941	
581	1947	
THE VILLAGE		
121 S. Indian Hill	1926	arch.,econ/indust.
116 N. Indian Hill	1928	arch.
232 N. Indian Hill	1937	arch.,soc/educ.
246 N. Indian Hill	1930	arch.,soc/educ.
217 First St.	1909	arch.,econ/indust.
110 W. First St.	1927	arch.
211 First St.	1887	arch.,soc/educ.
YALE AVENUE		
109		arch.,soc/educ.
115,119,123,131,133	1895	arch.,econ/indust.
141,147		arch.
148	1924	
200,204,206	1912	arch.,econ/indust.
235	1938	
314,316,322-324		arch.
HARVARD AVENUE		
102	1912	arch.,soc/educ.
107,111,119,121	1929	arch.,econ/indust.
112,116,120	1929	arch.,econ/indust.
127,129	1929	arch.,econ/indust.
		soc/educ.
207	1935	arch.
140	1935	arch.,econ/indust.,
		soc/educ.
245	1939	arch.,arts & leisure
248,250	1935	arch.,econ/indust.
		soc/educ.
122½		arch.,soc/educ.

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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VILLAGE (cont'd)

WEST SECOND STREET

240	1938	arch.
269, 271	1929	arch.

WEST BONITA

301	1939	arch.
350	1940	arch.
333	1915	arch., econ./indust., soc/educ.

VILLAGE AREA NEIGHBORHOOD GROUPING

NORTH INDIAN HILL BLVD.

140-144	1978	
224	1947	
318	1916	
324-330	1958	
382		

FIRST STREET

135-139	1951	
319	1929	
321-341	1920	
375 West	1920	

WEST SECOND STREET

214		
248		
260, 262, 276, 277, 280, 284	1950	

YALE AVENUE

102		
120-122		

STREET ADDRESS	DATE OF CONSTRUCTION	SIGNIFICANCE
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VILLAGE AREA (cont'd)

YALE AVENUE (cont'd)

124-126, 128, 130	1924	
148	1924	
203		
212	1925	
215, 219, 221		
220	1910	
224	1939	
225	1948	
234, 238, 242		
232	1961	
306		
313		
325		
435	1909	

WEST BONITA AVENUE

230-232		
351		

WEST FOURTH STREET

246	1912	
350	1950	

(1) (-20)
 Additions to Local Register, based on Historic Resources
 Inventory work done in Spring 1980
 (Entire Local Register will be amended before Element is adopted)

Address	Date of Construction	Significance
618 Baseline	1915	architecture
807 E. Baseline	n.a.	architect.
1058 E. Baseline	1922	Arch. (stone house C.W. Johnson)

4434 Live Oak	1931	Architecture
4531 Live Oak	1928	
4556 Live Oak	1926	architecture
4557 Live Oak	1928	Architecture
4435 Live Oak	1936	(Paul Duncan)

5 W. First St (Packing House)	1916	Econ/Indust.
1 Oberlin (Union Ice Co.)	1907	Econ/Industrial
2163 N. Indian Hill	n/a	explor settlement
2373 Indian Hill	1912	econ/Industrial
7185 N. Indian Hill		arch./
2495 N.		
2051 N. Indian Hill	1919	exp./settlement

(New to 1980)

2314 Glen Way	1929	econ/ind
4710 Glen Way	1939	explor/sett
4652 Glen Way	1929	arch.

2933 N. Mountain	1926	explor/sett
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1175 Baseline Road

Padua		
3529 Padua	1930	Architecture
3052 Padua	1934	Architecture
3232 Padua	1929	Architecture
3651 Padua	1931	Arch.

Miramar		
753 Miramar	1932	Architecture
929 Miramar	1932	Architecture
705 Miramar	1934	Architecture

31/433	W. 7 th St.	1925		816 Pomello	1929	no significance done
434	W. 7 th St.	1910	exp. settlement	259 ^W /6 th St	1908	Architecture
44	W. 7 th St.	1922	exp. Settlement			
51	W. 7 th St.	1923		122 E. 7 th St	1902	demolished
54	W. 7 th St.	1909	arc.	138 E. 7 th St	1916	
55	W. 7 th St.	1923	arc.	145 W. 7 th St	1923	social/educ
57	W. 7 th St.	1922	arc.	157 W. 7 th St	1910	Social/educ
63	W. 7 th St.	1924	arc.	169 W. 7 th St	1923	Arch./settlement
				224 W. 7 th	1924	
1019	Columbia	1910	arc.	230 W. 7 th	1907	exploration/settlement
1035	Columbia	1915	arc.	237 W. 7 th	1941	Architect
2 th St. between Indian Hill and Berkeley	Neighborhood			317 W. 7 th	1916	Architecture
				427 W. 7 th	1921	explor/settlement
				430 W. 7 th	1922	ex. settlement

Seaver House

Hist./Arc

369 S. Mills

Hist./Arc./Settlement

Grave House

Hist./Arc

370 " "

Kenyon House

Arc

363 E. Cucamonga

"

Bracket House

Hist./Arc

373 E. Cucamonga

"

436 E. Cucamonga

"

260 E. Bonita

Arc

480 E. Cucamonga

"

290 S. Mills

Hist./Arc./Settlement

305 " "

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306 " "

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310 " "

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315 " "

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316 " "

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330 " "

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336 " "

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333 " "

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339 " "

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350 " "

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353 " "

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345 " "

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343 " "

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360 " "

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365 " "

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816 Pomello	1929	no significance done	431/433 W. 7 th St.	1925	
259 W 6 th St	1908	Architecture	434 W. 7 th St.	1910	exp. settlement
122 E. 7 th St	1902	demolished	444 W. 7 th St.	1922	exp. Settlement
12 E. 7 th St	1916		451 W. 7 th St.	1923	
145 W. 7 th St	1923	social/educ	454 W. 7 th St.	1909	arc.
157 W. 7 th St	1910	Social/educ	455 W. 7 th St.	1923	arc.
169 W. 7 th St	1923	Arch./settlement	457 W. 7 th St.	1922	arc.
224 W. 7 th	1924		463 W. 7 th St.	1924	arc.
230 W. 7 th	1907	exploration/settlement	1019 Columbia	1910	arc.
W. 7 th	1941	Architecture	1035 Columbia	1915	arc.
317 W. 7 th	1916	Architecture	12 th St. between Indian Hill		Neighborhood
427 W. 7 th	1921	explor/settlement	and Berkeley		
430 W. 7 th	1922	ex. settlement			

1 STATE OF CALIFORNIA)
2 COUNTY OF LOS ANGELES) ss.
3 CITY OF CLAREMONT)

4 I, BARBARA A. HALLAMORE, City Clerk of the City
5 of Claremont, County of Los Angeles, State of California,
6 hereby certify that the foregoing Resolution No. 80-279
7 was regularly adopted by the City Council of said City of
8 Claremont at a _____ regular meeting of said council
9 held on the 22nd day of December, 1980, by the
10 following vote:

11 AYES: Councilmen Douglass, McDonald, Wellins, Cohen

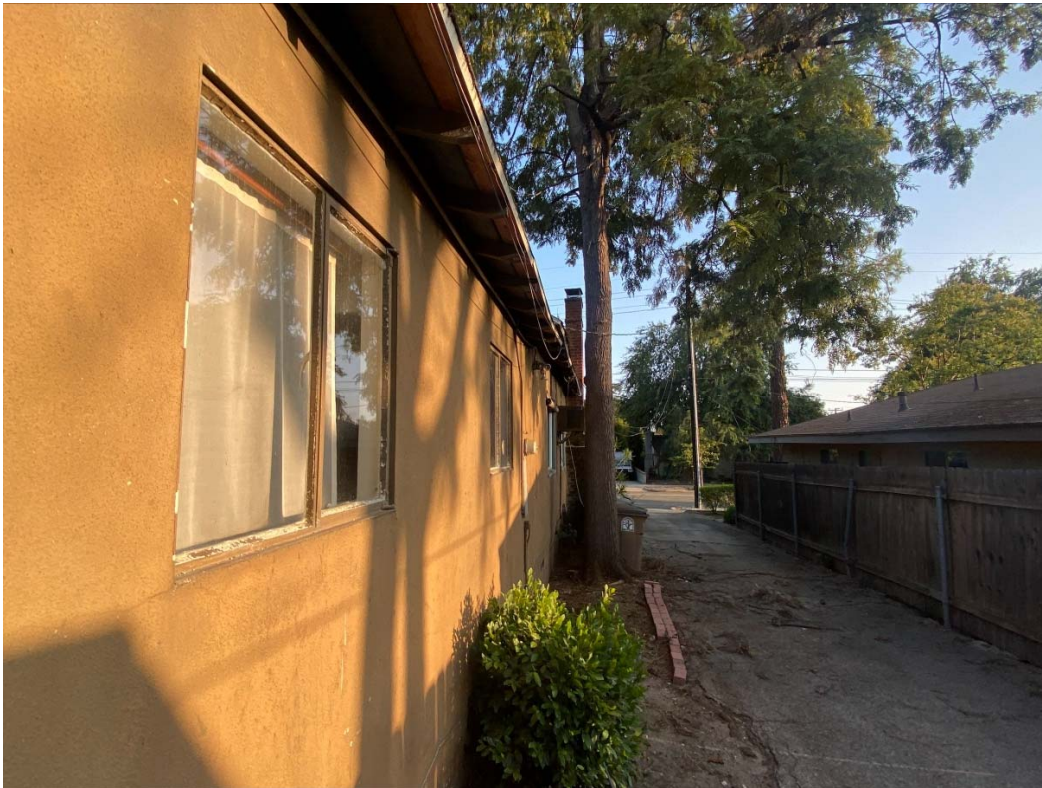
12 NOES: Councilmen none

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14 ABSENT: Councilmen Wahrenbrock

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17 Barbara A. Hallamore
18 City Clerk, City of Claremont
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Site Visit Photos for 245 W 11th (25-RL01)

August 23, 2024

















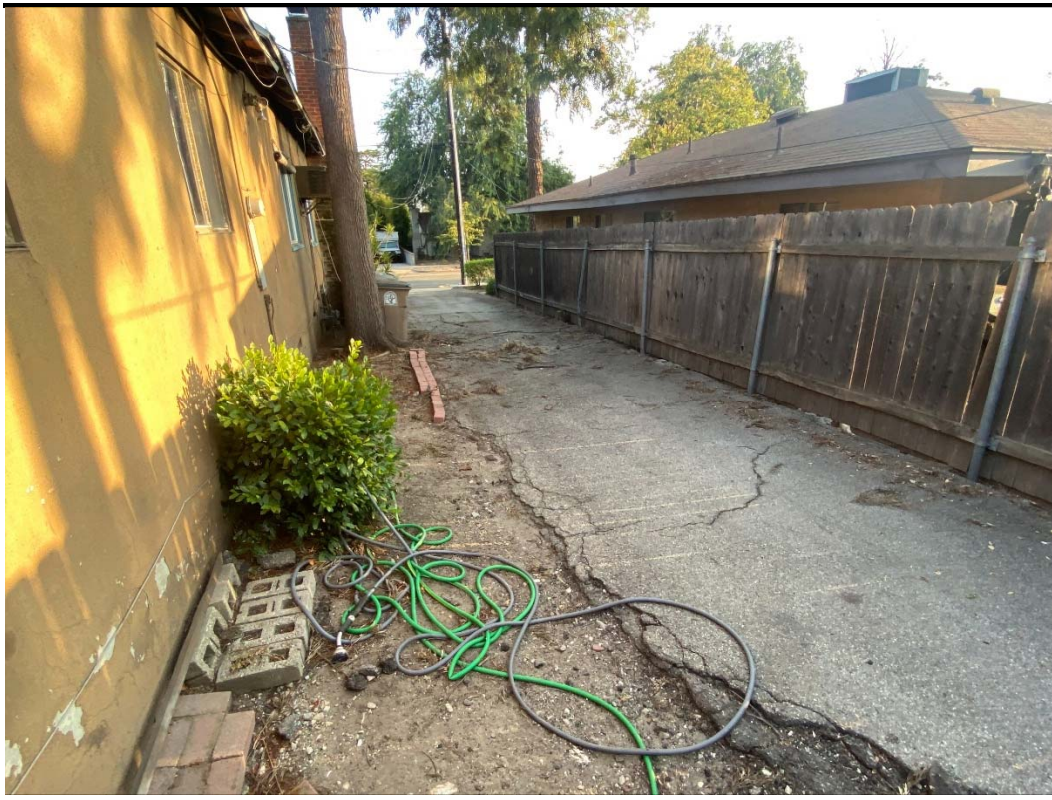














Claremont Architectural and Preservation Commission Agenda Report

File #: 5486

Item No: 5.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: MARCH 26, 2025

SUBJECT:

ARCHITECTURAL AND SITE PLAN REVIEW #24-A08, REVIEW OF PROPOSED EXTERIOR REMODEL IN A HISTORIC DISTRICT OF THE EXISTING SINGLE-STORY RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET - APPLICANT - LAURA CAYLEY, PROPERTY OWNER

SUMMARY

The applicant is requesting Architectural and Site Plan Review approval for an exterior remodel to the existing 1,542 square foot, single story single-family residence, located at 245 W. Eleventh Street in the Historic Claremont (HC 7,500) zoning district. The proposal includes a proposed exterior remodel of the residence including a new front porch, new paint, roofing, exterior lighting fixtures and windows consistent with Craftsman architectural style.

The home was originally constructed in 1908 and is listed on the City's Register of Structures of Historic and Architectural Merit ("Claremont Register"). However, in a separate but concurrent action, the Planning Division is also processing a request (File #25-RL01) from the applicant to delist the subject property from the Claremont Register. This request will require a positive recommendation from the Architectural and Preservation Commission to the City Council to remove the subject property from the Claremont Register. If a recommendation of approval is granted, City Council will have final discretion to approve or deny this request in a subsequent meeting, which will be noticed at a later date.

While staff have some concerns regarding the focus on the front portion of the home for the remodel, staff finds that the proposed remodel will significantly improve the home's appearance from the street and add character to the neighborhood and historic district that it is located in. Staff also finds that the proposed project meets the design review criteria set forth in Claremont Municipal Code Section 16.300.060.

While the existing structure already extends one foot into the required twenty foot front setback, the new porch is proposed to extend and additional three feet into the front setback in order to provide a functional porch while also allowing the home's interior spaces to remain viable. To accommodate

this design, approval of a Minor Exception Permit (MEP) for a total four-foot (20%) encroachment into the twenty foot front setback is required. MEP's are reviewed at the staff level; however, this MEP would not be approved unless the Commission approves this design review file.

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission:

- A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #24-A08, REVIEW OF PROPOSED EXTERIOR REMODEL IN THE HISTORIC CLAREMONT DISTRICT OF AN EXISTING SINGLE-STORY RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET. APPLICANT - LAURA CAYLEY; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

ALTERNATIVES TO RECOMMENDATION

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

- A. Continue the item for additional information or review.
- B. Approve the project with additional or revised Conditions of Approval.
- C. Express intent to deny the proposal, specifically identifying the review criteria of Section 16.300.060.A of the Municipal Code that cannot be met and continue the item to April 9, 2025, for adoption of a denial resolution as all of the necessary findings cannot be met.

FINANCIAL REVIEW

Costs associated with the review of this application have been borne by the applicant.

ANALYSIS

Background

The Claremont Municipal Code (CMC) requires that all new construction, exterior modifications and site changes for properties be subject to design review either by the Architectural and Preservation Commission or by Planning Division staff in order to protect and enhance the livability and investment potentials of the City and ensure that changes to the built environment enhance, rather than detract from, the character and sense of place of Claremont's unique neighborhoods.

The subject property is located in the HC 7,500 zoning district. The intent of the HC zoning district is to preserve and protect the single-family residential character and the historic and architectural integrity of the District while allowing for sensitive and compatible alterations, additions, and in-fill development. The subject property is located on a 7,500-square foot lot located two blocks west of the Claremont Colleges and 1.5 blocks northeast of Memorial Park.

The HC District is the oldest residential area in the City. The history of the neighborhood is evident in the large number of historically significant structures still maintained as single-family residences. The

homes exhibit a variety of building styles from the turn of the century to the 1940's, and they show a quality of workmanship and character not often found in current times. An interesting and livable pattern of urban design has resulted from the area's earliest stages of development. The homes vary in size but are usually set back amidst tall trees on streets laid in a grid pattern featuring parkways planted with street trees.

The subject property is currently listed within the Claremont Historic Register as part of a neighborhood grouping in the Historical Claremont District. The neighborhood grouping is described as a long-settled street section, four blocks long lined with mature trees. Many of the houses are individually distinguished though modest. The abundance of mature trees combined with the attractive older homes makes for a unique environment with alleyways adding additional charm.

The existing residence is a 1,542-square foot single-story home built originally in 1908 consisting of three bedrooms and two baths as well as a detached garage. The existing bungalow style residence features a gabled roof form with a very small front stoop on the street-facing façade and plywood and stucco siding throughout all elevations of the home. There are several mature trees on site. There is a shed-style section at the front of the house that appears to be an addition given its awkward roof design.

Project Description

The proposed project includes the following components:

- Reroof to asphalt composition shingles;
- Removal of existing front stoop/room addition and extension of the primary roof gable to cover a new front porch;
- Removal of existing plywood siding and replacement with a mix of stucco and clapboard siding;
- Replacement of the existing windows that consist of a mix of aluminum, vinyl and wood window frames with new vinyl windows with wood trim.
- Construction of a new Craftsman style porch with natural stone column bases, natural stone foundation, and wood posts and railing; and
- Removal of two mature trees one of which is located in the footprint of the new porch and the other situated dangerously close to the home's existing foundation.

With approval of the MEP described in detail below, the proposed project meets all of the development standards of the HC 7,500 as set forth in Section A of the draft resolution (Attachment A). The project plans are included as Attachment B and include colors and materials.

Minor Exception Permit

Concurrent with this design review by the Architectural and Preservation Commission, the applicant is pursuing a Minor Exception Permit to reduce the required 20-foot front setback of the property by twenty percent (four feet). The approval of this permit would allow for a front setback of 16ft. The applicant contends that this added space is necessary to construct a usable front porch that is consistent in depth from the property line from other homes in the surrounding neighborhood. The 20-foot setback standard was established long after many of the homes in the surrounding neighborhood were constructed. Accordingly, many nearby homes have setbacks that are less than what is currently required. The subject property currently is setback just 19 feet from the front property line. The proposed porch will provide enhanced accessibility to the home and additional

space to facilitate outdoor entertainment. Staff believes all necessary findings for the granting of an MEP can be made and intends to approve the MEP if the Architectural Commission approves the proposed project and the City Council approves the associated request to remove the property from the Claremont Register.

Basis for Recommendation

Staff finds that the proposal satisfies all of the architectural design review criteria listed in CMC Section 16.300.060.A for the reasons stated in the draft approval resolution. The proposed project exterior design details will bring defined and high-quality early-Craftsman styling to the home and improve the properties relationship with the street and enhance the ability of the residence to contribute to the character of the surrounding neighborhood. The proposed remodel to the residence is designed appropriately by incorporating quality details, materials, and colors that are generally consistent with the styling and scale of adjacent residences. In addition, the proposed remodel is modest in scope and will allow the home to continue to act as a contributor to the street as a modest bungalow with historic styling that is appropriate for the Historic Claremont neighborhood and, more specifically, the three block section of Eleventh Street that is listed in the Claremont Register.

In a separate staff report, staff has recommended approval of the applicant's request for removing the property from the Claremont Register (File #25-RL01). This recommendation is based on the finding that the structure has been poorly maintained, extensively modified, and sporadically repaired in a manner that has essentially destroyed the original character of the home and that while old, the home is neither historically nor architecturally noteworthy and would not qualify to be listed on the register under the City's current listing criteria. As such, staff recommends that the Architectural Commission approve the proposed design with the applicable conditions of approval, which require staff approval of the MEP and City Council approval of the delisting of the property before permits can be issued.

CEQA REVIEW

This proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301(e), in that the project consists of renovations to an existing structure. While the home has previously been deemed historic, having been built originally in 1908, and is listed on The Register of Structures of Historic and Architectural Merit of the City of Claremont (Claremont Register), the exception pertaining to historic resources does not apply in this case as the proposed work is conditioned on the reclassification of the property as non-historic due previous revisions to the property that cannot be reversed. In addition, the proposed work is designed to enhance the historic character of the property to allow it to continue to serve as a contributor to the potentially historic neighborhood in which it is located. As such, the work would not result in a substantial adverse change to the historic nature of the property or surrounding neighborhood. Therefore, no further environmental review is necessary.

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 paper copy, please contact Pearl Juarez at pjuarez@claremontca.gov.

As a courtesy, notice of this meeting was mailed to properties adjacent to the subject property on March 13, 2025. A copy of this report has been sent to the applicant.

Submitted by:

Brad Johnson
Director of Community Development

Prepared by:

Jordan Goose
Assistant Planner

Reviewed by:

Christopher Veirs
Principal Planner

Attachments:

- A - Draft Resolution
- B - Site Plan, Floor Plans, Elevations, Materials Sheet
- C - Existing Site Photos

RESOLUTION NO. 2025-__**A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #24-A08, REVIEW OF PROPOSED EXTERIOR REMODEL IN THE HISTORIC CLAREMONT DISTRICT OF AN EXISTING SINGLE-STORY RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET. APPLICANT – LAURA CAYLEY**

WHEREAS, on September 24, 2024, the applicant filed a request for a proposed exterior remodel, in a historic district to the existing 1,542-square foot home located at 245 West Eleventh Street; and

WHEREAS, the proposed remodel includes the addition of a small porch on the front of the house that extends three additional feet into the front setback and requires approval of a Minor Exception Permit (MEP) in order to allow the proposed encroachment; and

WHEREAS, the subject property is currently included in a list of addresses located along a three block section of West Eleventh Street contained in the Register of Structures of Historic or Architectural Merit in Claremont ("Claremont Register"); however, the applicant has requested removal from the Claremont Register as the historic integrity of the home appears to have been lost over time due to poor maintenance and ill-advised modifications and that request is being processed by the City under a separate application; and

WHEREAS, on March 13, 2025, a notice of public hearing regarding the Architectural and Preservation Commission review of the design of the proposed remodel was mailed to surrounding property owners and residents in the vicinity of the subject site; and

WHEREAS, the Architectural and Preservation Commission held a public hearing on March 26, 2025, at which time all persons wishing to testify in connection with the revised proposal were heard and said proposal was fully studied.

NOW, THEREFORE, THE ARCHITECTURAL COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Architectural and Preservation Commission has determined that the project, minor modifications to an existing home designed in a manner intended to reinforce the historic character of the street on which it is located, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under section 15301(e), in that the project consists of renovations to an existing structure. While the home is historic, having been built originally in 1908, and is listed on The Register of Structures of Historic and Architectural Merit of the City of Claremont, the exception pertaining to historic resources does not apply in this case as the proposed work would not result in a substantial adverse change to the historic nature of the residence. The exterior renovation is designed to enhance the architectural character of the structure and would notably improve the ability

of the structure to contribute to the historic character of the neighborhood. Therefore, no further environmental review is necessary.

SECTION 2. The Architectural and Preservation Commission finds that the review criteria of Section 16.300.060.A of the Claremont Municipal Code (CMC) can be met in regard to the above-described project as follows:

1. **Conformity with Development Standards** – The proposed renovation and porch addition is in conformity with all development standards for the HC 7,500 zoning district as follows:
 - a. **Setbacks:** The proposed project will meet all setback requirements as follows:
 - i. **Front Setback:** The HC 7,500 district requires a 20-foot front setback. With the approval of the Minor Exception Permit allowing for a 20% (four feet) reduction of the front setback the property will be in compliance with this development's standards. The home is currently setback 19 feet from the street, which is an existing non-conforming setback, similar to several other homes on this block.
 - ii. **Side Setbacks:** The existing home maintains a legal nonconforming condition by which a small portion of the main residence, built in 1979, protrudes into the five-foot side setback and is located only 4 feet away from the front property line. However, no portion of the proposed renovation/porch addition protrudes into the existing required five-foot side setback area.
 - iii. **Rear Setback:** The proposed project complies with the rear setback requirement of five feet.
 - b. **Lot Coverage:** The proposed lot coverage of 22.28 percent complies with the maximum permitted lot coverage of 35 percent in the HC 7,500 zoning district.
 - c. **Floor Area:** The proposed floor area of the primary residence is 1,542-square feet which is under the maximum permitted floor area of 3,125-square feet for the subject property. The newly proposed covered porch will add another 129-square feet of floor area for a new total of 1,671 square feet.
 - d. **Parking:** The existing detached 375-square foot garage will remain. The existing driveway will be maintained and may be used to provide off-street parking.
 - e. **Building Height:** The proposed remodel does not include a proposal to increase the height of the structure. The existing height is well below the 25'-0" maximum height for single-family residential structures in the HC 7,500 zoning district.
2. **General Plan Consistency** - The proposed addition is consistent with the following goals/policies of the Claremont General Plan:

- a. Promote neighborhood identity and conservation of individual neighborhood character (Policy 2-1.3); in that the proposed remodel builds upon and expands on the character of the individual structure located on the subject property and character of the historic neighborhood in which it is located. The proposed remodel is consistent with other single-story homes in terms of both design and size, employs high quality materials, and has an appearance that contributes to, rather than detracts from, the Eleventh Street streetscape. Furthermore the project will remove low quality, incompatible modifications from the building, which include plywood siding over stucco, an awkwardly designed stoop and front room protrusion on the front façade of the building, and a variety of mismatched windows that have been installed in a piecemeal manner over time. In place of these modifications, the project will add a new front porch that includes period-appropriate Craftsman details that are designed to blend with the small scale and historic bungalows found along this portion of Eleventh Street.
 - b. Insist on excellence in architectural design of new construction in the city. (Policy 2-5.1); in that the proposed remodel is creatively designed in a manner that includes the architectural style and materials of the Craftsman style of architecture and consists of quality materials such as local fieldstone foundations and column bases on the new front porch.
 - c. Promote community identity and local history by encouraging context-sensitive design and development, (Goal 2-11); in that the proposed project would allow the existing 1908 residential structure to continue to convey its modest bungalow character while adding distinct Craftsman elements that enhance it architecturally and still provide the floor area and functionality desired by the applicant in a manner that complies with the development standards applicable to the property.
3. **Compatibility of Form with Surrounding Development** – The proposed exterior remodel will not unduly interfere, nor visually dominate the existing development pattern of the surrounding neighborhood, which features mostly single-family homes. In maintaining the height of the existing structure and introducing a porch roof on the front façade, the project effectively maintains the home's appearance as a one-story bungalow, in keeping with Eleventh Street's character. In light of the above, the proposed project would not have a visually imposing presence incompatible with the form of surrounding development.
4. **Compatibility of Quality with Surrounding Development** – The proposed project features a well-considered design that employs high-quality materials that not only reflect but also update and enhance the character of the existing residence. The project includes replacing the existing roof with new asphalt shingles, replacing old aluminum windows that no longer meet California Building Code requirements with new energy efficient windows, and repainting and re-stuccoing the entirety of the home with a historically appropriate color palette. Design elements such as the extension of the main roof gable, the removal of existing plywood siding and replacement with a mix of stucco and clapboard siding, new vinyl windows with wood trim, and a stone-wrapped porch with wood

posts and railing are consistent with the home's bungalow-craftsman style and are compatible with neighborhood's character. As such, it can be concluded the proposed project has a level of quality that is compatible with surrounding development in the HC 7,500 zoning district.

5. **Internal Consistency of Design** – The proposed porch and exterior remodel will enhance the existing home in terms of materials, colors, design, and design details. The home will undergo a full reroof, repaint, re-stucco, and window-replacement across all facades. As such, the design of the project is consistent on all sides.
6. **Privacy** – The proposed project will bring the building closer to the front property line. While the new porch will be closer to the southern, front property line, this will not impact existing privacy conditions from the adjacent neighbors and will act serve to enhance the residence's relationship with the street.
7. **Internal Circulation** - The redesign and extension of the porch and relocation of the front door will result in a floor and site plan that provides for adequate circulation throughout the home and around the property. The proposed project incorporates more opportunities for the interaction of the outdoor and indoor spaces of the home through the use of windows and the front porch. Taken together, the features open up the space and bring in more natural light. The new porch and front door create a much more intuitive and inviting connection between the home and the street.
8. **Sustainability** – The proposed remodel and associated landscaping will be energy and water efficient as it will be required to meet all applicable sustainability requirements and codes adopted by the City as well as the State's stringent green building code. The project is expected to improve the energy efficiency of the existing home, which was constructed prior to the establishment of energy codes. Additionally, by retaining and improving the existing structure, the proposal preserves the embodied energy of the existing structure and extends its useful life.
9. **Tree Preservation** – There are several mature trees on the property, two of which would be removed with the construction of the project. The largest of which is located adjacent to the residence along the western façade. This tree, as demonstrated by the site photos seen in Attachment D, is causing significant concrete damage. Because this tree is located so close to the residence and in order to preserve the integrity of the home's foundation, the tree is proposed to be removed. The second is located within the footprint of the proposed porch addition. Its removal is necessary for the execution of the proposed project. Neither tree is a significant tree species in the City of Claremont.

Given that the proposal includes the removal two trees necessary for the integrity and enhancement of the residence while preserving all other mature trees on site, staff finds that this review criterion is satisfied.
10. **Light and Air** – The new front porch meets setbacks in conjunction with the approval of the minor exception permit allowing for a twenty percent reduction

in the front setback and the proposed porch is constructed through the extension of the roof at its existing height which is well below the maximum height for the HC 7,500 zone. As such, these improvements are not expected to have the potential to impinge on the neighbor's access to light and air.

11. **Cultural Resource Preservation** - The proposed development is in conformity with the requirements of the Claremont Cultural Resources Preservation Ordinance and has satisfied all applicable requirements of that code.
12. **Health and Safety** - The visual effect of the development from view from adjacent public streets will not be detrimental to the public interest, health, safety, convenience, or welfare. It features a design that enhances the existing structure's relationship to the street and employs high-quality materials, meets all development standards in conjunction with the approval of the minor exception permit, and has been designed to embrace the character of the surrounding streetscape and historic district. As such, the development does not have the potential to be detrimental to the public interest, health, safety, convenience, or welfare.

SECTION 3. The Architectural and Preservation Commission hereby approves Architectural and Site Plan Review #24-A08 based on the review criteria as outlined in Sections A and B above, subject to the following Conditions of Approval:

1. This approval is for the site plan, floor plans, and elevations for an exterior remodel to an existing 1,542-square-foot single-story single-family residence located at 245 West Eleventh Street as depicted on the project plans.
2. This approval is valid for two years from the date of Architectural and Preservation Commission action. If building permits are not issued, or a time extension has not been granted during this time frame, this approval shall automatically expire without further action by the City. The Community Development Director is authorized to grant a one-year extension upon written request from the applicants if there were unavoidable delays.
3. Prior to the issuance of building permits, the applicants shall:
 - a. Obtain City Council approval of the requested removal of the property from the Claremont Register.
 - b. Obtain approval of the requested Minor Exception Permit from City Planning Division Staff.
 - c. Submit a landscape plan for any proposed changes to front and backyard landscaping. The landscape plan shall comply with the State's Model Water Efficient Landscaping Ordinance (MWELo).
 - d. Ascertain and comply with all requirements of the City's Building Division, including the submittal of complete architectural, electrical, mechanical, and

structural plans duly wet stamped and signed by a licensed architect or engineer.

- e. The construction documents submitted for plan check shall be in substantial conformance with the Architectural and Preservation Commission approval.
 - f. Ascertain and comply with the requirements of the Los Angeles County Fire Department.
 - g. Pay all applicable permit and development review fees as established by City ordinances and resolutions.
 - h. Pay all outstanding development review fees associated with Architectural and Site Plan Review File #24-A8.
 - i. Pay all applicable development/impact fees in accordance with the latest fee schedule, in effect at the time of permit issuance. This section requires payment of development impact fees, including but not limited to:
 - i. Fire Facility fees
 - ii. School Impact fees
 - iii. Drainage fees
 - iv. City Sewer Connection fees
4. Prior to the issuance of any clearing/ grubbing/ and/or grading permit, the applicants shall:
- a. Submit a grading/drainage plan. Such plan shall:
 - i. Delineate all proposed improvements, including but not limited to, flat work, new residence and garage, accessory structures, entry gates, and doors, walls, landscaping, etc.
 - ii. Clearly identify public right-of-way existing improvements.
 - iii. Delineate flow line/proposed drainage.
 - iv. Show any utility boxes found on the property. If relocation is required, the applicants shall make adequate arrangements with applicable utility companies.
 - v. Show existing and proposed sewer connections (backflow prevention device needed if upstream manhole is not lower than finished floors of all buildings).

- vi. Be in compliance with any applicable MS4 permit requirements subject to the review and approval of the City Engineer. The developer shall work with the City to ensure compliance with all applicable MS4 requirements.
- b. Submit a compaction test for grading pad(s).
- c. Prepare and submit a soils report, which addresses the geology, stability of the site, and grading requirements. Following rough-grade completion, compaction tests shall be conducted within the pad areas and compaction test reports shall be submitted to the City.
- d. Be in compliance with all water, wastewater, and hydrological requirements. This includes, but is not limited to:
 - i. Maximize the percentage of pervious surfaces to allow percolation of storm water into the ground.
 - ii. Minimize the quantity of storm water directed to impervious surfaces and the City's Municipal Separate Storm Water Sewer System (MS4).
 - iii. Direct roof-runoff to landscaped areas.
 - iv. Do not discharge site drainage through underground pipes or any other conveyance to the City's MS4.
- 5. During grading and construction operations, the applicants shall:
 - a. 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:
 - i. Water all active construction areas at least twice daily.
 - ii. Cover all haul trucks or maintain at least two-feet of freeboard.
 - iii. Pave or apply water four times daily to all unpaved parking or staging areas.
 - iv. Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
 - v. Cover or water twice daily any on-site stockpiles of debris, dirt, or dusty material.

- vi. Suspend all operations on any unpaved surface if winds exceed 25 mph.
 - vii. Hydro-seed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.
 - viii. Require 90-day low-NOx tune-ups for off-road equipment.
 - ix. Limit allowable idling to five minutes for trucks and heavy equipment.
 - x. Encourage carpooling for construction workers.
 - xi. Limit lane closures to off-peak travel periods.
 - xii. Park construction vehicles off traveled roadways.
 - xiii. Wet down or cover dirt hauled off-site.
 - xiv. Wash or sweep access points daily.
 - xv. Encourage receipt of material during non-peak traffic hours.
 - xvi. Sandbag construction sites for erosion control.
- b. Ensure the following measures are observed during all construction-related activities for the project:
- i. The hours of construction operation are limited to the hours from 7 am to 8 pm, Monday to Saturday. No construction activity is allowed on Sundays and Federal holidays.
 - ii. Staging areas shall be located away from any existing residences as determined by the Building Official.
 - iii. All construction equipment shall use properly operating mufflers.
6. Prior to the release of the grading deposit, the improvements authorized by the grading permit shall be completed to the satisfaction of the City Engineer.
7. During the course of all on-site grading and construction activity, the applicants shall employ adequate dust control measures in accordance with the California Building Code, SCAQMD, and City requirements to minimize fugitive dust.

8. The applicant shall notify staff when all outside lighting fixtures become fully functional in order to commence a 30-day illumination review by the City. If illumination levels, glare, or readability are found to be unacceptable, then the applicant will be directed to modify the light(s) as necessary to be within acceptable limitations.
9. Noise sources associated with construction activities shall not exceed the noise levels as set forth in Section 16.154.020(f) of the Claremont Municipal Code.
10. 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.
11. The applicants/owners, 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 applicants/owners 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 applicants/owners of its obligation hereunder.
12. 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 applicants agreed to when permits were pulled to construct the project.

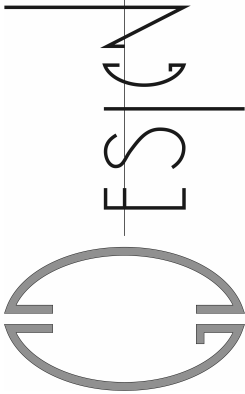
SECTION 4. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission's secretary shall attest to the adoption thereof.

Passed, approved, and adopted this 26th day of March, 2025.

Architectural and Preservation
Commission Chair

ATTEST:

Architectural and Preservation
Commission Secretary



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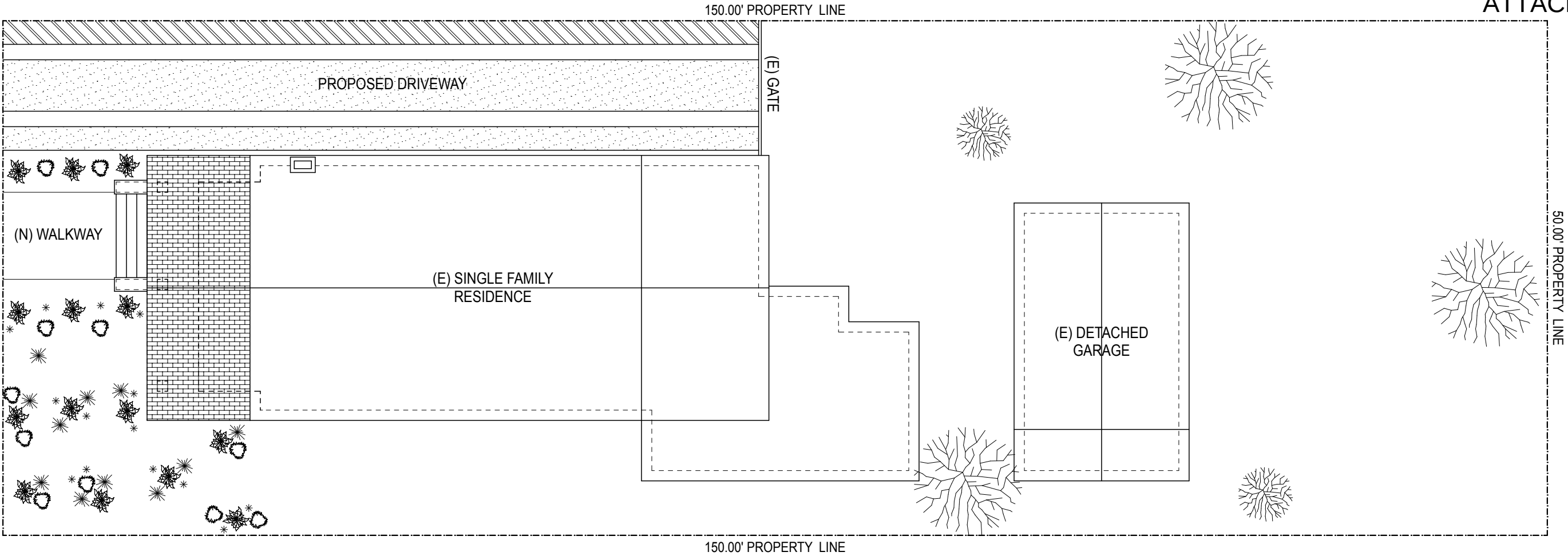
PROJECT ADDRESS
245 W 11TH STREET
CLAREMONT, CA 91711

SITE PLAN

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

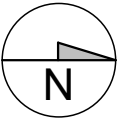
SHEET
NUMBER

A-01



PROPOSED SITE PLAN

SCALE 3/32" = 1'-0"



SCOPE OF WORK

- (E) SINGLE FAMILY RESIDENCE
- NEW FRONT PATIO COVER
 - NEW ROOF OVER NEW PATIO COVER
 - RELOCATE FRONT DOOR
 - EXISTING STUCCO TO BE REPAIRED AND PAINTED
 - EXISTING WINDOWS TO BE REPLACED WITH NEW WINDOWS

CODE INFORMATION

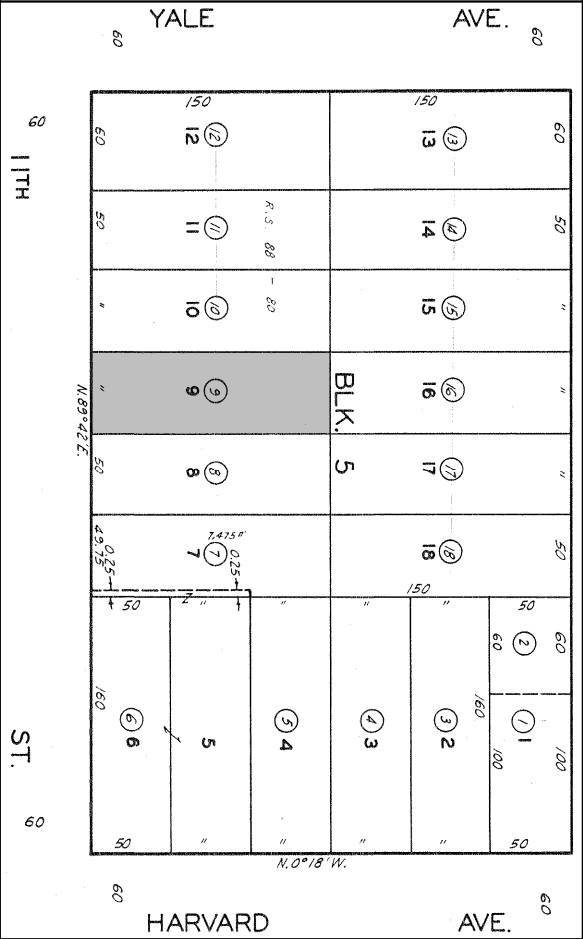
CONSTRUCTION TYPE:	TYPE VB
OCCUPANCY TYPE:	R1-1
SPRINKLERS:	NO
LOT AREA:	7,500 sqft
ASS PARCEL NO.:	8309-077-009
BLOCK:	5
LOT:	9

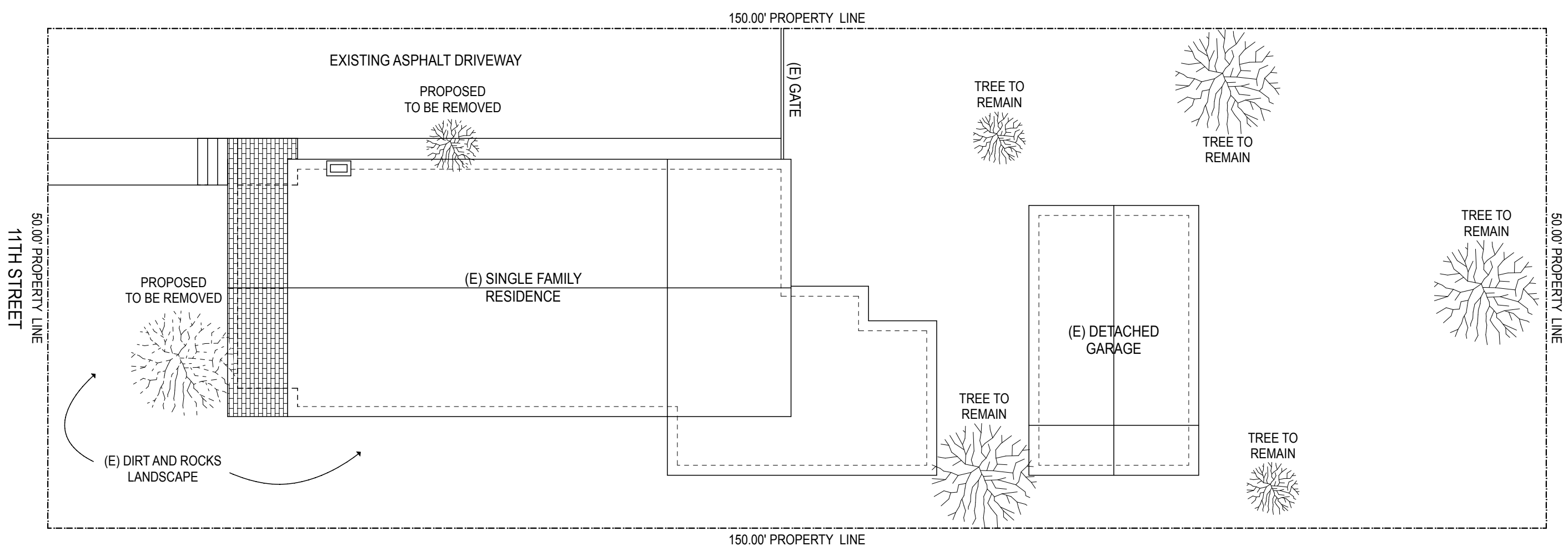
LOT COVERAGE

EXISTING HOUSE SQFT:	1,542 sqft
NEW COVERED PATIO SQFT:	129 sqft
	1,671 sqft

LOT COVERAGE: 7,500 / 1,671 = 22.28%

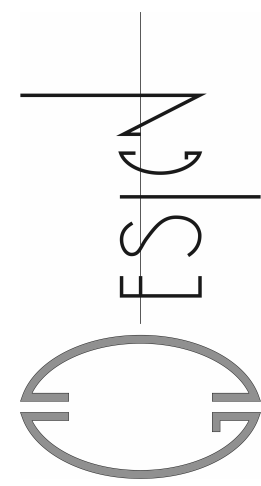
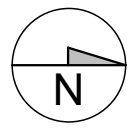
VICINITY MAP





EXISTING SITE PLAN

SCALE 3/32" = 1'-0"



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PROJECT ADDRESS

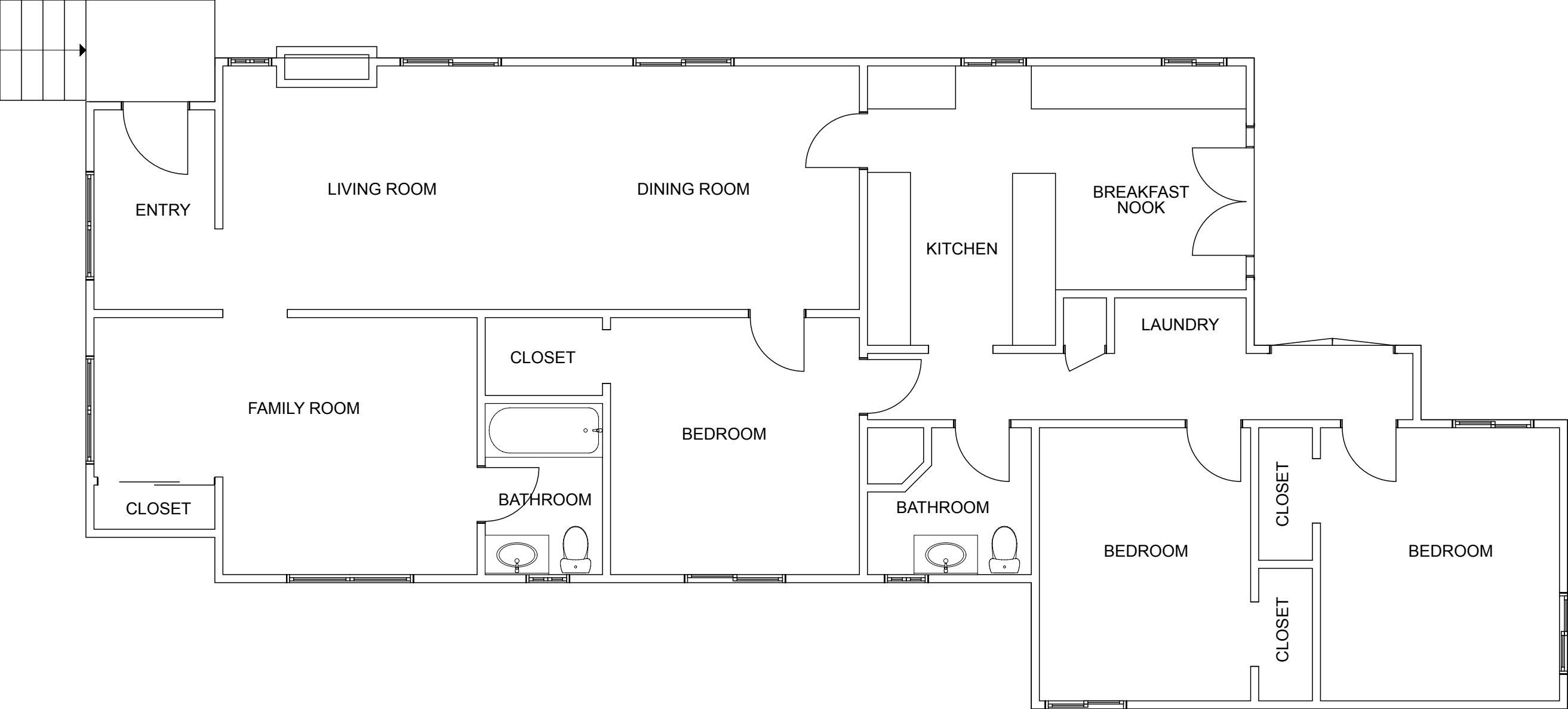
245 W 11TH STREET
CLAREMONT, CA 91711

EXISTING SITE PLAN

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

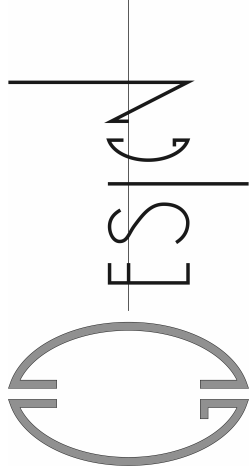
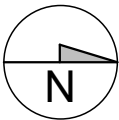
SHEET
NUMBER

A-02



EXISTING FULL FLOOR PLAN

SCALE 3/16" = 1'-0"



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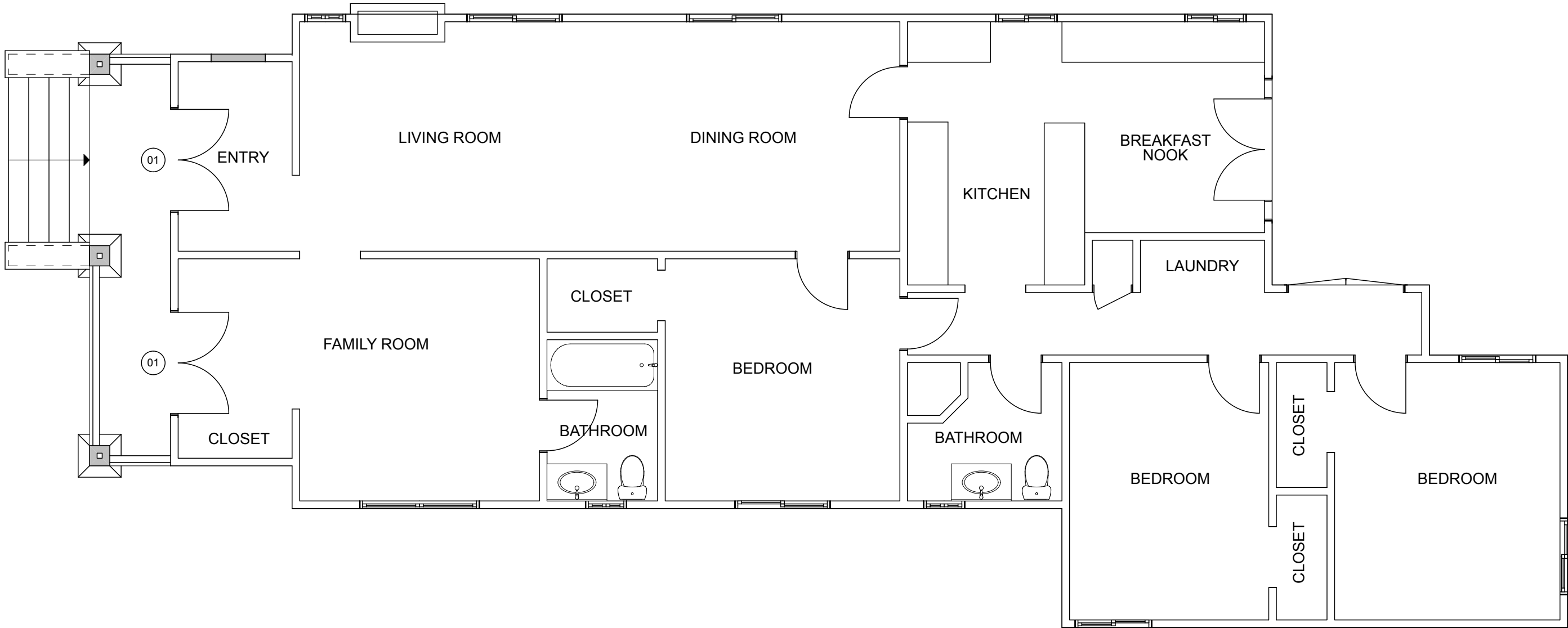
PROJECT ADDRESS
245 W 11TH STREET
CLAREMONT, CA 91711

EXISTING FULL FLOOR PLAN

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

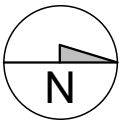
SHEET
NUMBER

A-03

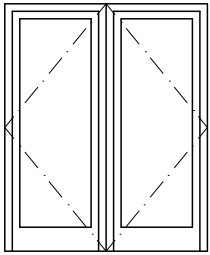


PROPOSED FULL FLOOR PLAN

SCALE 3/16" = 1'-0"



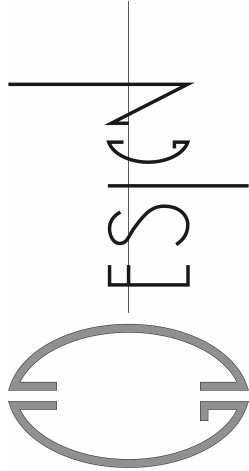
DOOR SCHEDULE



01

DOOR

ID	SIZE W X H	TYPE	AMOUNT
01	5'-0" x 6'-8"	EXTERIOR	02



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245 W 11TH STREET
CLAREMONT, CA 91711

PROPOSED FULL FLOOR PLAN

DATE JAN 31, 2024

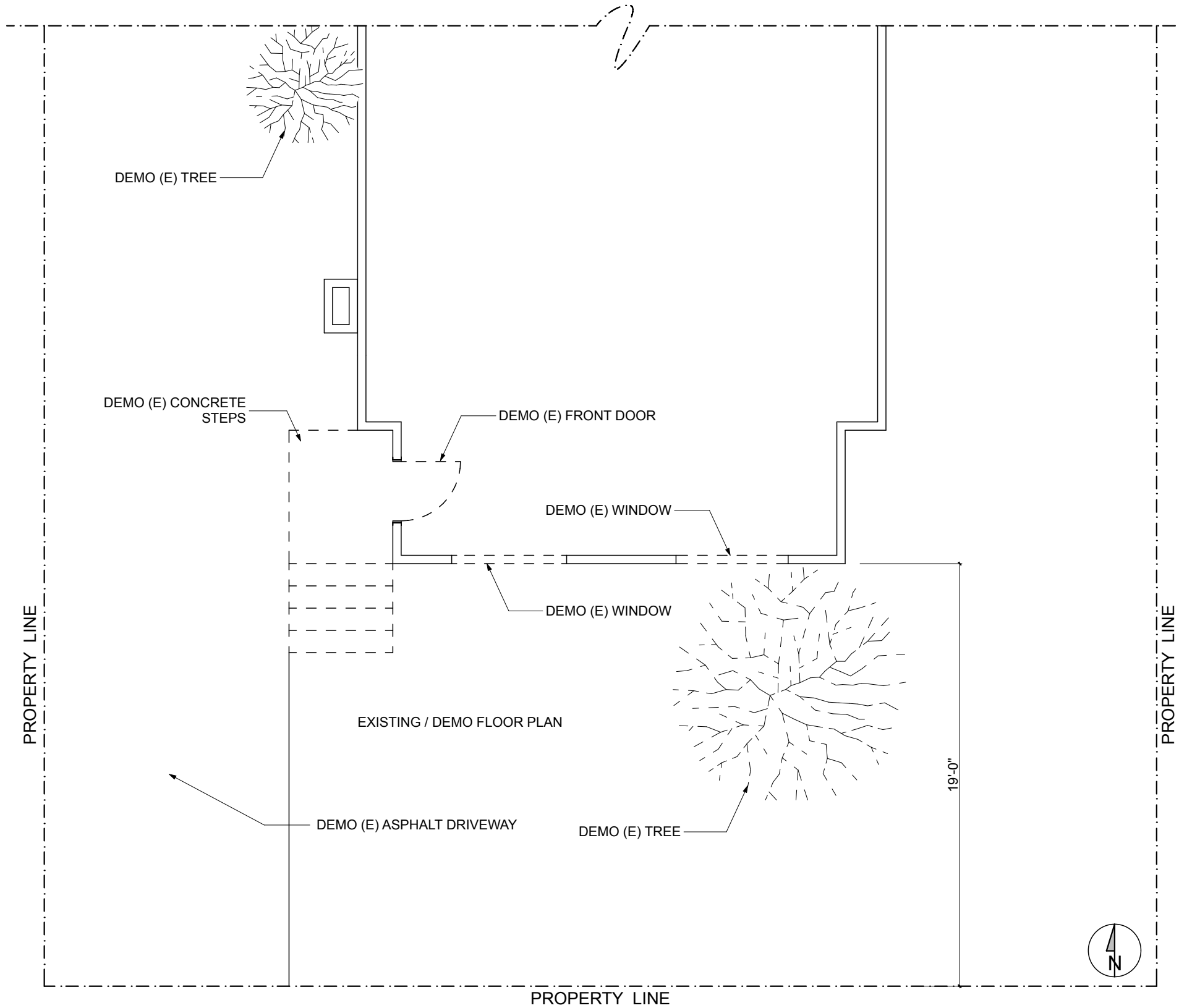
SCALE

DRAWN

GQ

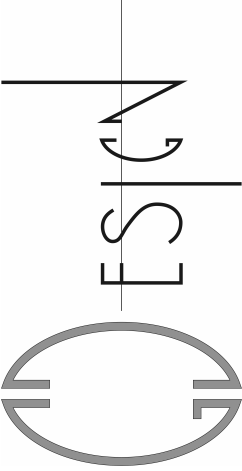
SHEET
NUMBER

A-04



PROPOSED DEMO PLAN - ENTRY

SCALE 3/16" = 1'-0"



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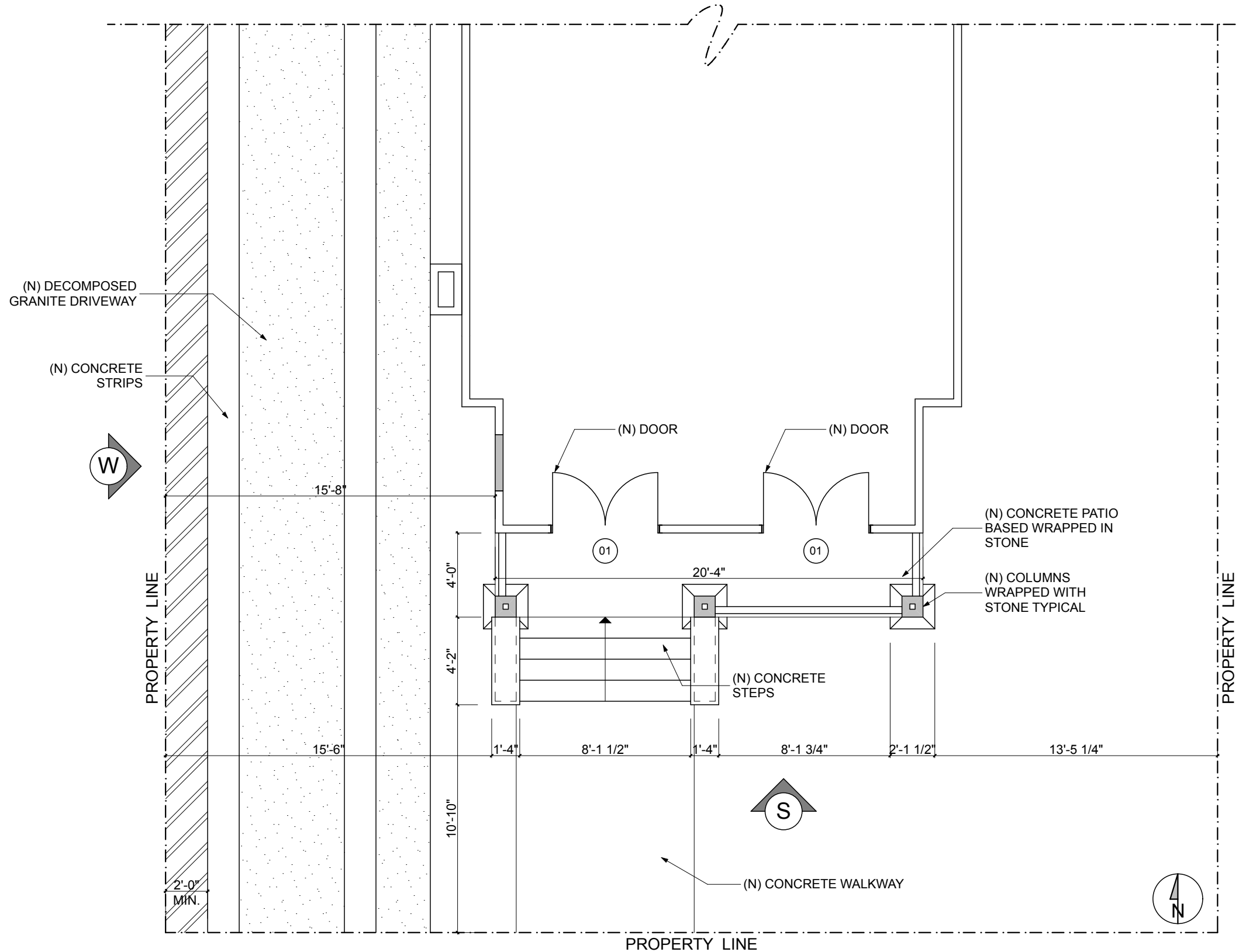
PROJECT ADDRESS
245 W 11TH STREET
CLAREMONT, CA 91711

EXISTING / DEMO

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

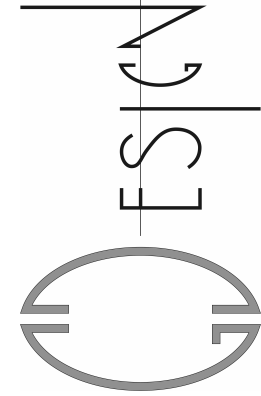
SHEET
NUMBER

A-05



PROPOSED FLOOR PLAN - ENTRY

SCALE 3/16" = 1'-0"



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PROPOSED FLOOR PLAN

DATE JAN 31, 2024

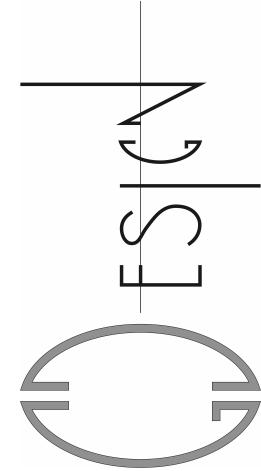
SCALE

DRAWN

GQ

SHEET
NUMBER

A-06



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PROJECT ADDRESS

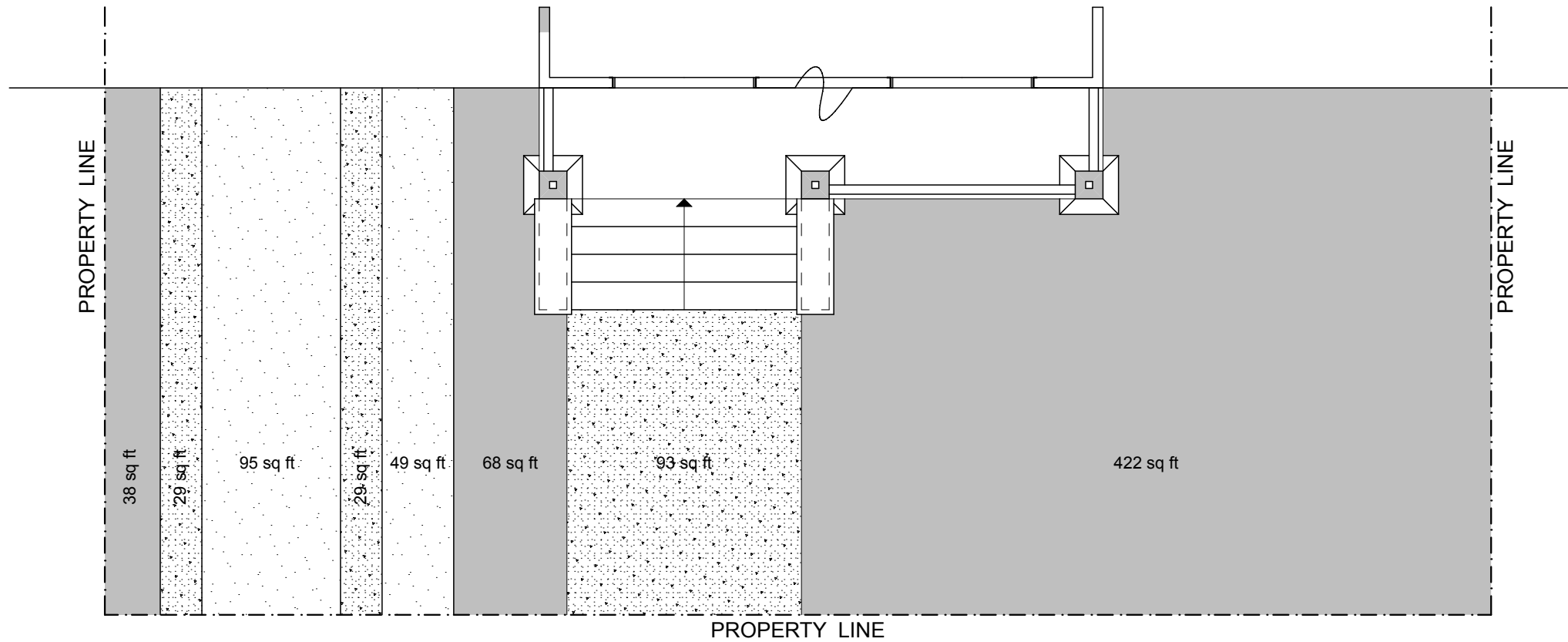
245 W 11TH STREET
CLAREMONT, CA 91711

LANDSCAPE BREAKDOWN

DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-07



FRONT YARD
SQUARE FOOTAGE BREAKDOWN

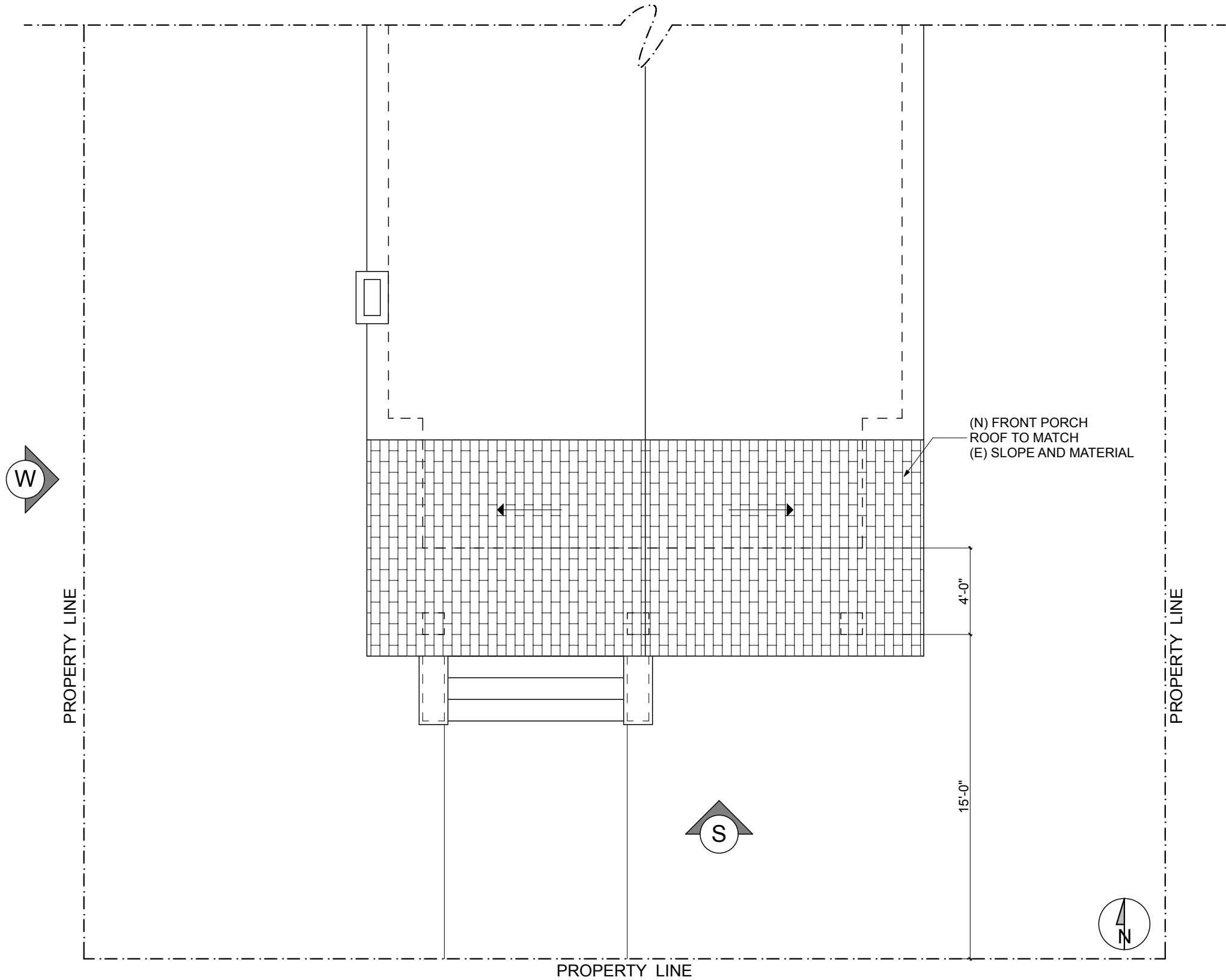
- DECOMPOSED
GRANITE DRIVEWAY
- SOFTSCAPE
- CONCRETE

SOFTSCAPE: $422 + 68 + 38 = 528\text{sqft} / 823\text{sqft} = 64\%$

HARDSCAPE: $93 + 49 + 29 + 95 + 29 = 295\text{sqft} / 823\text{sqft} = 35\%$

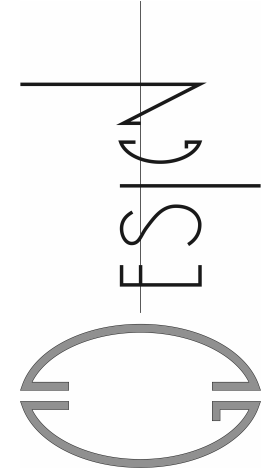
PROPOSED FRONT YARD LANDSCAPE

SCALE 3/16" = 1'-0"



PROPOSED ROOF PLAN- ENTRY

SCALE 3/16" = 1'-0"



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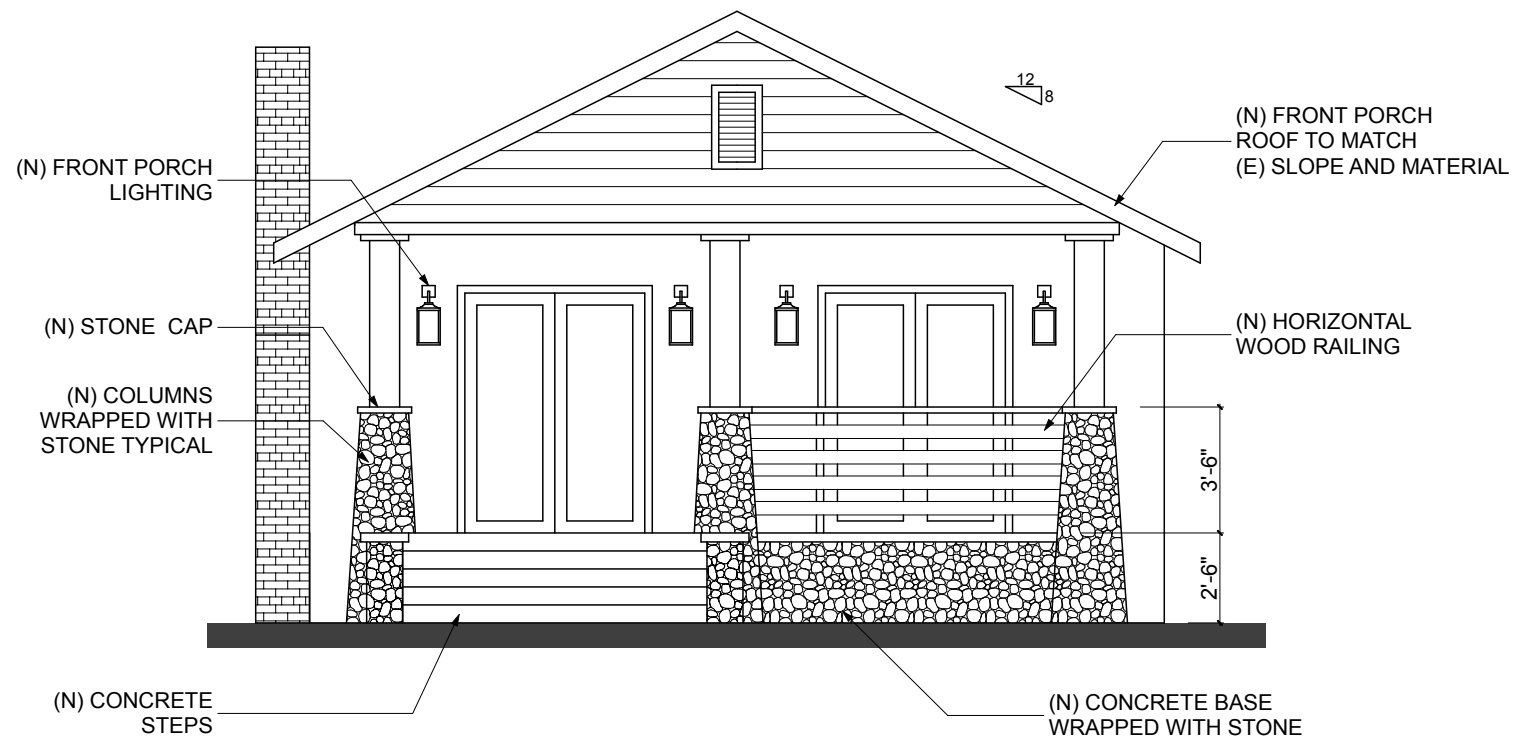
PROJECT ADDRESS
245 W 11TH STREET
CLAREMONT, CA 91711

PROPOSED ROOF PLAN

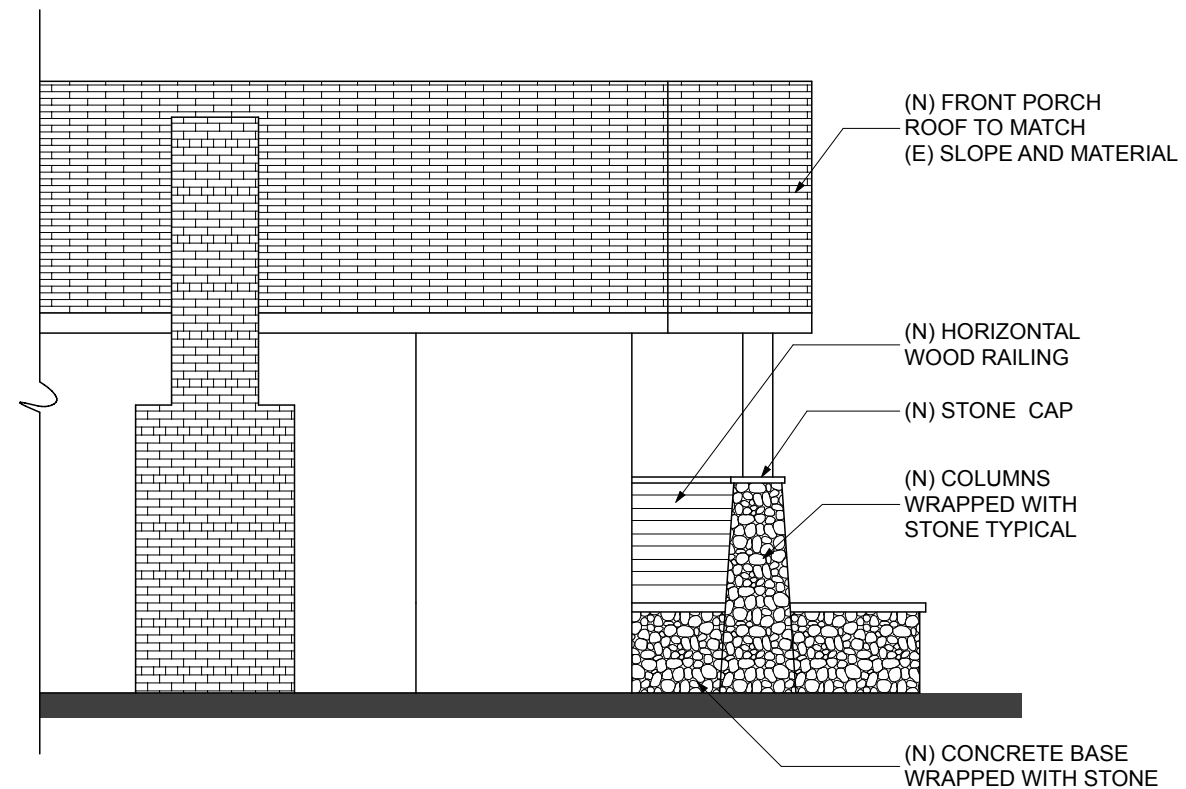
DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-08



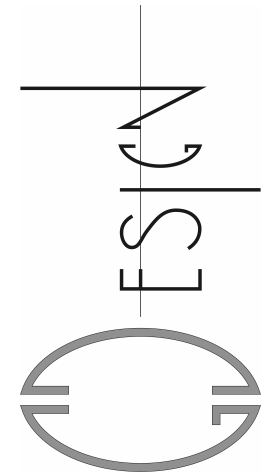
PROPOSED SOUTH ELEVATION (FRONT)
SCALE 3/16" = 1'-0"



PROPOSED PARTIAL
WEST ELEVATION (SIDE)
SCALE 3/16" = 1'-0"



EXISTING SOUTH ELEVATION (FRONT)
SCALE 3/16" = 1'-0"



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PROPOSED ELEVATIONS

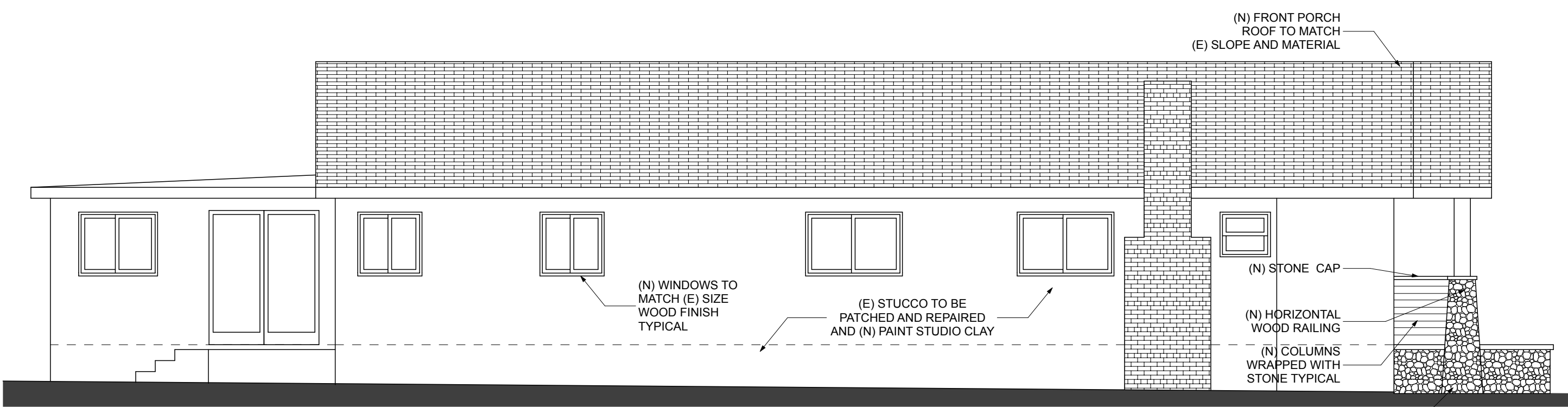
DATE JAN 31, 2024

SCALE

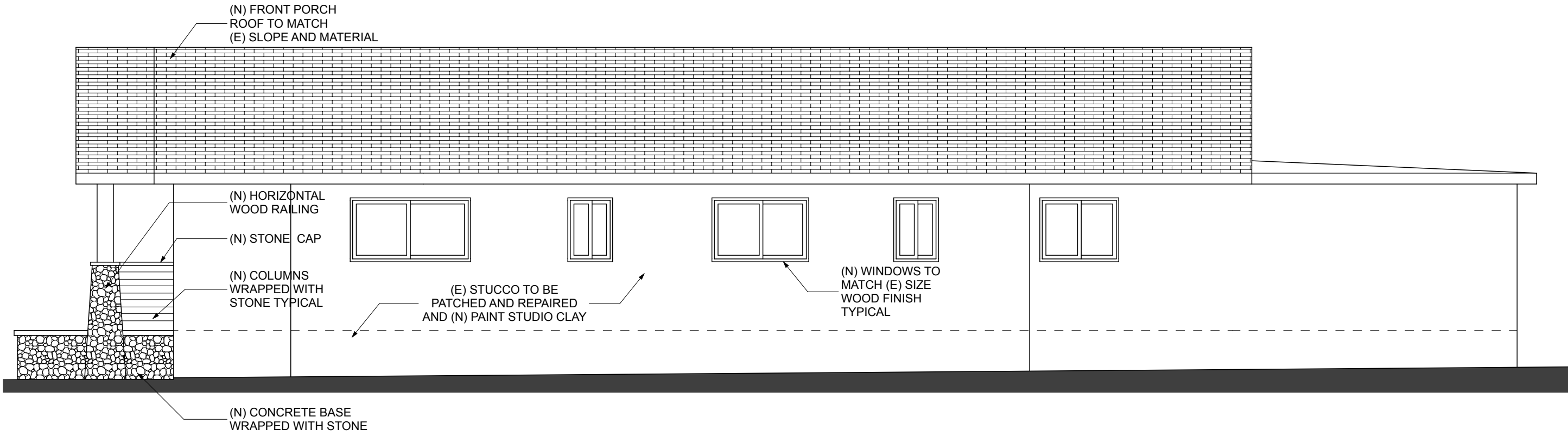
DRAWN GQ

SHEET
NUMBER

A-09



PROPOSED WEST ELEVATION (SIDE)
SCALE 3/16" = 1'-0"



PROPOSED EAST ELEVATION (SIDE)
SCALE 3/16" = 1'-0"

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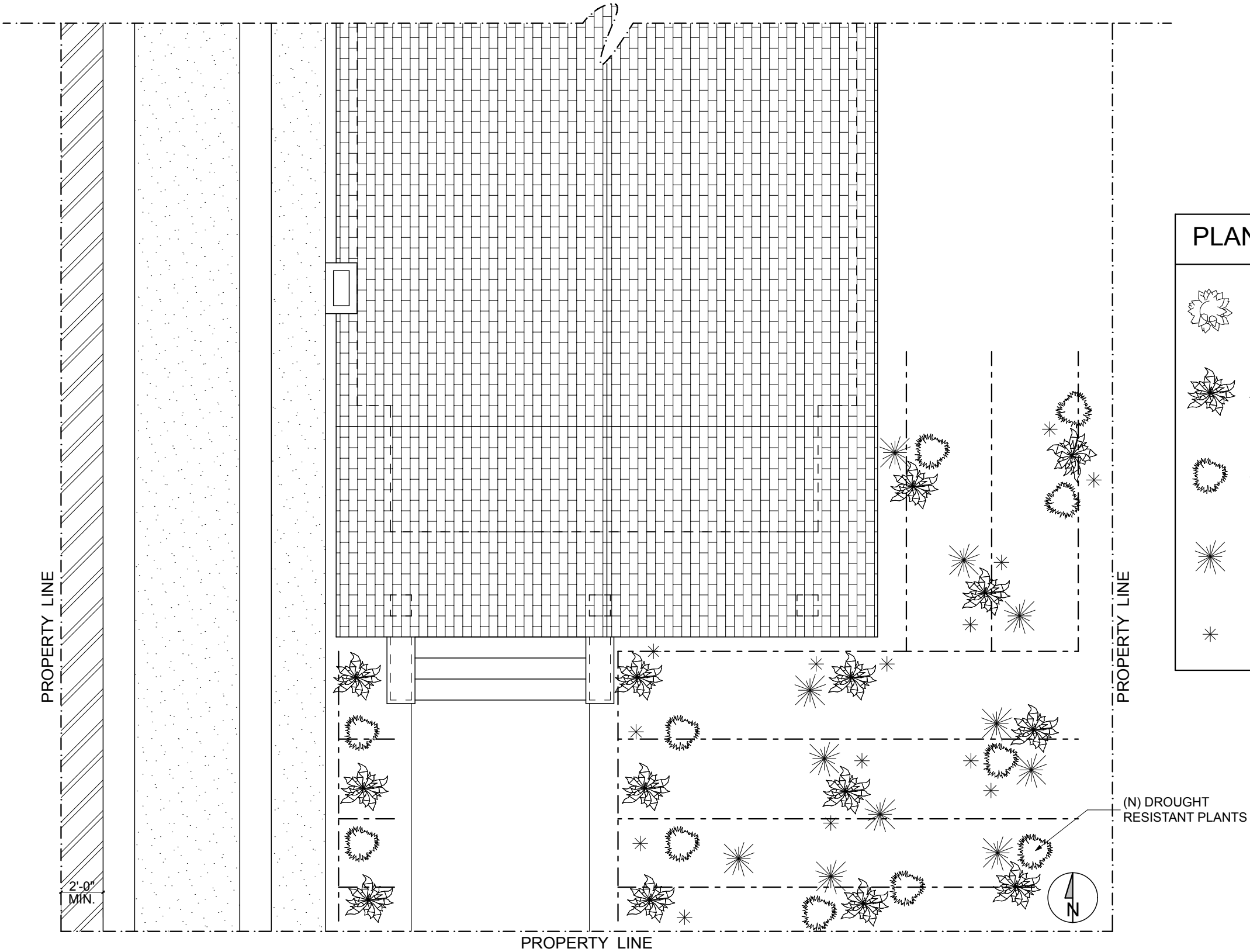
PROJECT ADDRESS
245 W 11TH STREET
CLAREMONT, CA 91711

PROPOSED ELEVATIONS

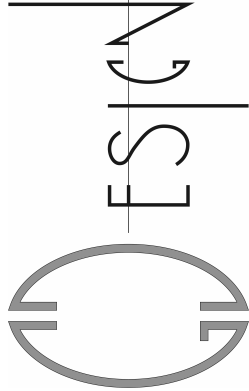
DATE	JAN 31, 2024
SCALE	
DRAWN	GQ

SHEET
NUMBER

A-10



PLANT SCHEDULE	
	FLAX LILY GRASS
	AGAVE CENURYPLANT
	JAPANESE FOREST GRASS
	ELIJAH BLUE FESCUE GRASS
	RED ZEALAND FLAX



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245 W 11TH STREET
CLAREMONT, CA 91711

PROPOSED IRRIGATION

DATE JAN 31, 2024

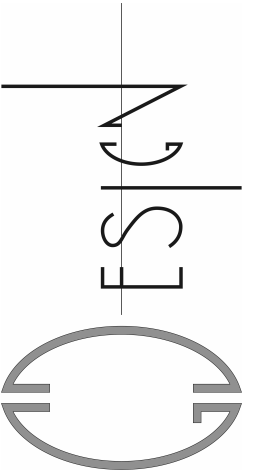
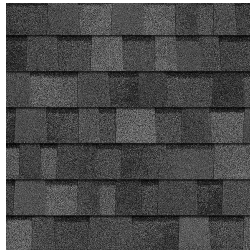
SCALE

DRAWN

GQ

SHEET
NUMBER

A-11



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PROJECT ADDRESS

245 W 11TH STREET
CLAREMONT, CA 91711

MATERIAL BOARD

DATE	JAN 31, 2024
------	--------------

SCALE

DRAWN

GQ

SHEET
NUMBER

A-12

Site Visit Photos for 245 W 11th (24-A08)

August 23, 2024

