



## CITY OF CLAREMONT

Community Development Department

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June 1, 2023

Via Electronic Mail

Tish Kelly  
Senior Vice President, Development  
Jamboree Housing Corporation  
17701 Cowan Avenue, Suite 200  
Irvine, CA 92614

Dear Ms. Kelly:

**ARCHITECTURAL STAFF REVIEW (FILE #23-AS01)**  
**Proposed 33 Unit (Including Manager's Unit) 100% Affordable Housing Facility**  
**Located at 731 West Harrison Avenue**

This letter is to inform you that the City has approved your application for AB2162 Ministerial Planning Review of Larkin Place, a proposed permanent supportive housing project located 731 West Harrison Avenue in Claremont. Staff has reviewed the plans and information submitted and found that the submittal satisfies the requirements of state housing codes (including California Government Code Section 65650 – The Supportive Housing Act (AB2162)). Staff also finds that the project meets the applicable objective requirements of the Claremont Municipal Code, given the limitations of the Housing Accountability Act.

You may now apply for the building, grading, and utility permits needed to construct the project.

This approval is subject to the following standard conditions:

1. This approval is for staff level architectural and site plan review File # 23-AS01) and associated development plans (including site plan, floor plans, elevations, and schematic landscape plans) for the construction of a 32-unit affordable housing project providing permanent supportive housing for individuals with extremely-low incomes, plus an additional 2 bedroom unit for occupancy by the on-site manager. The project shall be constructed in substantial conformance with the approved plans, which were submitted on May 25, 2023 associated project submittal materials including the project management plan.
2. This approval is valid for two years from the date of this approval. 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.

3. Prior to the issuance of building permits, the Applicant shall:

- a. Ascertain and comply with all requirements of the City's Building and Engineering Divisions, including the submittal of complete architectural, electrical, mechanical, and structural plans duly wet stamped and signed by a licensed architect or engineer.
- b. Submit final landscape plans with final water budget (WELO) calculations, detailed planting and irrigation information that includes the species and specimen size of the trees to be planted along the west façade of the building.
- c. Complete the required area sewer capacity analysis (in process) and receive approval of a sewer service design plan from the City Engineer.
- d. Ensure that the construction documents submitted for plan check are in substantial conformance with this approval.
- e. Ascertain and comply with the requirements of the Los Angeles County Fire Department.
- f. Pay all applicable permit and development review fees as established by City ordinances and resolutions.
- g. 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 (a summary of City Development Fees can be obtained at the public counter at City Hall):
  - i. Fire Facility fees,
  - ii. School Impact fees,
  - iii. Drainage fees,
  - iv. Street resurfacing fee
  - v. City Sewer Connection fees, and
  - vi. County Sewer Annexation and Connection fees.

4. Prior to the issuance of any clearing/ grubbing/ and/or grading permit, the Applicant shall:

- a. Submit a stamped and signed grading/drainage plan, prepared by a licensed Civil Engineer. Such plan shall:
  - i. Delineate all proposed improvements, including but not limited to, flat work, pipes, area drains, walls, landscaping, etc.
  - ii. Delineate proposed grading topography overlaid on the originally approved grading topography to facilitate plan check.
  - iii. Delineate spot elevations in relation to the building around the construction area to demonstrate surface drainage proving 2% slope for five feet minimum and the direction of the surface drainage.
  - iv. Delineate the location of all trees that are required to be retained on the site.
  - v. The Applicant shall maximize the percentage of pervious surfaces to allow percolation of storm water into the ground.

- vi. The Applicant shall minimize the quantity of storm water directed to impervious surfaces and the City's municipal separate storm sewer system (MS4).
    - vii. The Applicant shall direct roof-runoff to landscaped areas.
    - viii. The Applicant shall not discharge site drainage through underground pipes or any other conveyance to the City's MS4.
  - b. Pay the following fees as applicable:
    - i. Public works permit and plan check fees ( if applicable)
    - ii. Grading and on-site improvement permit and plan check fees.
    - iii. Other applicable fees established by City ordinances and resolutions.
5. During grading and construction operations, the Applicant 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 5 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 honored during all construction-related activities for the Project:
    - i. The hours of construction operation are limited to the hours from 7:00 a.m. to 8:00 p.m., Monday to Saturday. No construction activity is allowed on Sundays and federal holidays.
    - ii. Staging areas shall be located away from any sensitive surrounding uses as determined by the Building Official.
    - iii. All construction equipment shall use properly operating mufflers.

6. During the course of all on-site grading and construction activity, the Applicant shall employ adequate dust control measures in accordance with the California Building Code, SCAQMD, and City requirements to minimize fugitive dust.
7. 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.
8. Comply with the requirements of Section 16.154 of the Claremont Municipal Code regarding neighborhood protection.
9. Provide a detailed Photometric Plan demonstrating that the project's outdoor lighting will comply with the requirements of Section 16.154.030 of the Claremont Municipal Code regarding outdoor lighting and glare. This section generally requires excessive light and glare to be limited by the use of appropriate light fixtures, shielding devices and directional lighting methods.
10. Prior to the certificate of occupancy, the Project proponent shall ensure that trash and recycling service is provided by the City trash hauler to provide on-site dumpster services. Trash receptacles are not to be taken to the street for pick up.
11. No chain link permitted fencing is permitted on-site.
12. All rooftop mechanical equipment shall be screened.
13. Exterior bench specifications shall be approved by the Planning Division.
14. Provide a parking management plan that summarizes parking related information contained in the application materials, along with any other applicable policies or information, into a short (2-4 page) report in order to satisfy the code requirement for all new development in the IR zone to provide such a plan. Please note that, Jamboree staff has made public statements that the company would work with neighbors to secure overflow parking should it be necessary to minimize impacts to the surrounding neighborhood. If that is still the intent, it should be noted in this plan.
15. Secure any necessary permits from the City before beginning any work in the easement area near the western property line. Work with the City to secure the site prior to demolition of the property wall and during construction of the replacement wall. This wall may require approval of a Special Use and Development Permit if it is taller than 6 feet.
16. Staff has agreed to defer the required detailed landscape planting plan until construction drawings are submitted.
17. 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.
18. The Applicant/owner, by utilizing the benefits of this approval, shall thereby agree to defend, indemnify, and hold harmless the City and its agents, officers, and employees from and against any claim, action, or proceeding against the City or its agents, officers, or

employees relating to the Project, including without limitation, a claim, action, or proceeding to attack, set aside, void, or annul a City approval relating to the Project (such as the City's adoption of CEQA exemptions of the approval of density bonus agreement), and/or an action by an advisory agency, appeal board, or legislative body concerning the approval of this Project. The defense and indemnification required by this Condition shall include the payment of all legal costs incurred by or on behalf of the City in connection with the defense of the Project approval(s), and the payment of any award of attorneys' fees or costs to a third party. In the event a legal challenge to the Project approval is successful, and a judgment and/or an award of attorney fees is made to the challenger, the Applicant/owner shall be responsible for paying the full amount of such a judgment and/or award. Absent approval of both parties, it is presumed that each party will be represented by counsel of its own choice.

19. Failure to comply with any of the conditions, including design issues as shown on plans reviewed and approved by the City of Claremont, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred, where the Project does not comply with design requirements and approvals that the Applicant agreed to when permits were pulled to construct the Project.

Should you have any questions or concerns, please contact me via email at [cveirs@ci.claremont.ca.us](mailto:cveirs@ci.claremont.ca.us) or by calling (909) 399-5486.

Sincerely,



Christopher Veirs  
Principal Planner

c: Adam Pirrie, City Manager  
Jamie Earl, Assistant City Manager  
Brad Johnson, Community Development Director  
Maria Tipping, City Engineer  
Brad Fliehmman, Building Official  
Ron Bolding, CEO Pilgrim Place  
Fidel Herrera, California Department of Housing and Community Development