CLAREMONT ARCHITECTURAL 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 January 26, 2022 7:00 PM

MARK SCHOEMAN CHAIR

LISA CASTILLO

JOHN NEIUBER

FRANK PERRI

BOB PERRY

PAUL SLANEY

GEORGEANN SPIVACK

Pursuant to the local emergency concerning the COVID-19 virus declared by the City Council of the City of Claremont on March 19, 2020, the Los Angeles County Department of Health's "Safer at Home Order" issued March 19, 2020, and Executive Order N-29-20 issued by Governor Gavin Newsom on March 18, 2020, the following protocols will apply to public participation for the duration of the emergency:

Members of the public will not be permitted to be physically present at meetings. To allow for public participation, the Architectural Commission will conduct its meeting through Zoom Video Communications. To participate in the meeting from the comfort of your own home or office, download Zoom on any phone or computer device and copy and paste the following link into your web browser to access and participate in the live Commission meeting at 7:00 p.m.: https://zoom.us/j/98460848259 or to only listen from the phone dial (213)338-8477, Web ID: 984 6084 8529.

Members of the public who wish to address the Architectural Commission on any matter listed on the agenda or a subject matter within the jurisdiction of the Commission may utilize the following methods. The Commission requests, but does not require, the public speakers to identify themselves.

OPTION 1: LIVE COMMENTS - Through Zoom, someone wishing to speak may virtually "raise your hand". Wait to be called upon by the Commission Secretary, and then you may provide verbal comments for up to four minutes. If you are dialing in by telephone and wish to speak, please push *9. This will "raise your hand".

OPTION 2: E-MAIL - Public comments may be sent via email to Carrissa Roque, Architectural Commission Secretary, at croque@ci.claremont.ca.us. All emails will be distributed to the Commission and imaged into the City's document archive system.

OPTION 3: MAIL - Public comments may be mailed to Claremont City Hall Attn: Carrissa Roque, 207 Harvard Avenue, Claremont, CA 91711. All comments received via mail will be distributed to the Commission and imaged into the City's document archive system.

OPTION 4: TELEPHONICALLY - Members of the public wanting to address the Commission telephonically are requested to inform Carrissa Roque, Commission Secretary, no later than 3:00 p.m. on the day of the meeting. Carrissa Roque can be reached at (909) 399-5499, or croque@ci.claremont.ca.us. You will be called during consideration of the item you are interested in and given up to 4 minutes to speak.

The meeting will not be live streamed through Granicus as the meeting will be live streamed through Zoom instead. The recorded meeting will be uploaded and saved as a record.

CALL TO ORDER THE MEETING OF THE ARCHITECTURAL COMMISSION

ROLL CALL

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENT

The Commission has set aside this time for persons in the audience who wish to comment on items that ARE NOT LISTED ON THIS AGENDA, but are within the jurisdiction of the Architectural Commission. Members of the audience will later have the opportunity to address the Architectural Commission regarding ALL OTHER ITEMS ON THE AGENDA at the time the Commission considers those items.

At this time the Commission will take public comment for 30 minutes. Public Comment 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.

The Commission requests, but does not require, speakers to identify themselves. When you come up to speak, please state your name unless you wish to remain anonymous. Each speaker will be allowed four (4) continuous minutes.

CONSENT CALENDAR - None

ADMINISTRATIVE ITEM - None

PUBLIC HEARINGS

Each speaker providing public comment will be allowed four (4) continuous minutes to speak, which cannot be delegated.

1. REVIEW OF ARCHITECTURAL STAFF REVIEW FILE #21-AS02, PROPOSED REMODEL AND ADDITION TO RESIDENCE LOCATED AT 3763 HOLLINS AVENUE (APN #8673-031-050) – APPLICANT – LUIS FAURA

Recommendation:

Staff recommends that the Architectural Commission A RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF CLAREMONT **APPROVING ARCHITECTURAL REVIEW** OF **STAFF REVIEW** FILE #21-AS02, **PROPOSED** REMODEL AND **ADDITION** TO RESIDENCE LOCATED AT 3763 HOLLINS AVENUE (APN #8673-031-050) - APPLICANT

Attachment(s):

Draft Resolution

- LUIS FAURA

Architectural Plans

Primary (East) Elevation Rendering

2. ARCHITECTURAL AND SITE PLAN REVIEW FILE #22-A02, REVIEW OF A 33-UNIT PERMANENT SUPPORTIVE HOUSING PROJECT AT 731 HARRISON AVENUE INCLUDING STAFF RECOMMENDATION TO ALLOW THE PROJECT TO ACCESS THE REAR OF THE PROPERTY VIA THE DRIVE AISLE FOR THE LARKIN PARK PARKING LOT - APPLICANT - JAMBOREE HOUSING CORPORATION

Recommendation:

Staff recommends that the Architectural Commission adopt A RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF CLAREMONT APPROVING ARCHITECTURAL AND SITE PLAN REVIEW FILE #22-A02, OF **SUPPORTIVE** REVIEW Α 33-UNIT PERMANENT **AFFORDABLE PROJECT** AT 731 HARRISON HOUSING **AVENUE** AND **FURTHER** APPROVING THE SITE PLAN OPTION THAT INCLUDES SHARED ACCESS THROUGH THE LARKIN PARK PARKING LOT DRIVE AISLE - APPLICANT -JAMBOREE HOUSING CORPORATION.

Attachment(s):

Draft Resolution

Project Plans

REPORTS

Commission

Commissioner Comments

Staff

Briefing on Council Meetings

Briefing on Other Items

Upcoming Agendas and Events

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT ARCHITECTURAL COMMISSION WILL BE HELD ON, FEBRUARY 9, 2022, AT 7:00 P.M., VIA ZOOM.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE ARCHITECTURAL COMMISSION AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 207 HARVARD AVENUE, CLAREMONT, MONDAY THROUGH THURSDAY, 7 AM — 6 PM. SUBJECT MATERIALS WILL BE MADE AVAILABLE ON THE CITY WEBSITE AS SOON AS POSSIBLE - www.ci.claremont.ca.us. For more information, please call the City Clerk's Office at 909-399-5461.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT 0F 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, CARRISSA ROQUE, 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 JANUARY 20, 2022, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: JANUARY 27, 2022



Claremont Architectural Commission

Agenda Report

File #: 4078 Item No: 1.

TO: CLAREMONT ARCHITECTURAL COMMISSION

FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JANUARY 26, 2022

Reviewed by:

Finance Director: N/A

SUBJECT:

REVIEW OF ARCHITECTURAL STAFF REVIEW FILE #21-AS02, PROPOSED REMODEL AND ADDITION TO RESIDENCE LOCATED AT 3763 HOLLINS AVENUE (APN #8673-031-050) - APPLICANT - LUIS FAURA

SUMMARY

The applicant is proposing a remodel and addition to the single-family residence located at 3763 Hollins Avenue (APN #8673-031-050). The proposal includes a complete remodel of the residence's Tudor Revival/Storybook Style to a Contemporary Style with Modern Farmhouse architectural features, as well as 185 square feet of new building footprint and 416 square feet of new balcony/covered porch space (totaling 601 square-foot of new square footage).

Staff has worked extensively with the project architect and applicant to review six iterations of the design and appreciates all efforts which have led to the current proposal. Staff finds the proposed project to be consistent with the surrounding neighborhood and in compliance with the development standards of the underlying Rural Residential (RR) 35,000 zoning district and the Rural Claremont Architectural and Landscape Standards (RCALS).

RECOMMENDATION

Staff recommends that the Architectural Commission A RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF CLAREMONT APPROVING REVIEW OF ARCHITECTURAL STAFF REVIEW FILE #21-AS02, PROPOSED REMODEL AND ADDITION TO RESIDENCE LOCATED AT 3763 HOLLINS AVENUE (APN #8673-031-050) - APPLICANT - LUIS FAURA

ALTERNATIVES TO RECOMMENDATION

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

A. Continue the item for additional information or redesign of all or a portion of the project.

B. Express the 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 the February 9, 2022, Architectural Commission meeting for the adoption of a denial resolution.

FINANCIAL REVIEW

The costs to review the project and prepare this report have been borne by the applicant.

ANALYSIS

Background

The subject property was built in 1990. It is located within the Rural Residential (RR 35,000) zoning district and has a residential 2 Land Use designation. It is currently designed in the Tudor Revival/Storybook Style and features a false thatched roof, two brick chimneys, rounded gables, a single arched window with diamond pattern cames and wood shutters located under the primary gable, decorative half-timbering, multi-pane windows, and a double-arched wood entrance door flanked by two arched windows with diamond pattern cames set in a stone veneer surround.

Project Description

The applicant is proposing a complete remodel of the existing architectural style and a small addition located primarily on the first floor. The details of the proposal are as follows:

- The architectural style of the proposed remodel is Contemporary Style with Modern Farmhouse architectural features. The false thatched roof and rounded gables will be removed and replaced with a charcoal grey asphalt shingle tile roof in a slate color and black sheet metal cladding along the gable's fascia. The primary elevation's decorative false timbering and stone veneer will be removed and replaced with Hardie board horizontal panel siding and smooth stucco. The single arched window with diamond pattern cames and wood shutters under the primary gable will be replaced with a slightly larger rectangular, dark bronze aluminum window. The existing multi-pane windows throughout the first and second floors will be replaced with dark bronze aluminum windows (consisting of fewer divided lites) made by either Fleetwood or Anderson manufacturers. The main entrance's double-arched wood door will be replaced with a double door made of dark bronze aluminum. The two arched windows at the entrance will be replaced by two floor-to-ceiling side lites.
- The addition consists of 185 square feet located at the first story main entrance and at the first story's rear, a 206 square foot covered balcony at the first floor, and a 210 square foot covered balcony at the second floor.
- Landscape modifications will be proposed under a separate application.

The proposed project complies with all applicable development standards from the RR 35,000 zoning district, including setbacks, lot coverage, and floor area ratio. The building's height is existing non-conforming at 26 feet 8 inches and the project does not propose raising or altering the existing height. 25 feet is the current height limit in this zone.

Copies of the architectural plans are attached to this report as Attachment B. A complete set of plans

are also available for public review at the Planning Division counter at City Hall.

Staff Comments

The General Plan characterizes the Northeast Claremont area as an area with various "executive homes, ranging in size from modest to very large and in a variety of architectural styles.". Although the proposed Contemporary Style with Modern Farmhouse architectural features is not a familiar style seen in Rural Claremont, it is rural in its design intent, which is consistent with the General Plan. Staff also appreciates the large amount of effort the applicant has put into this application and understands that the owner is strongly invested in the proposed style. Staff generally supports the proposed project due to its use of high-quality materials including aluminum windows and Hardie board siding. However, staff has concerns about the proposed design, which include the horizontal window ratios and a disconnect regarding horizontal lines and massing of the existing structure versus the verticality common to the Modern Farmhouse style.

Window replacements are in similar if not the same locations as the existing windows and have generally been located in a manner that is respectful to the privacy of neighboring properties. The existing residence is already sufficiently set back from the property lines to provide adequate separation from neighboring properties. Landscape plans are still under development and will be reviewed by staff at a later date.

Basis for Staff Recommendation

Staff believes the project is consistent with the Municipal Code review criteria, which include Architectural Commission Criteria (Section 16.300.060.A), design standards of the RCALS, and the goals and policies of the General Plan as identified in the draft resolution (Attachment A).

CEQA REVIEW

The Director of Community Development has determined that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act Guidelines (CEQA) pursuant to Section 15301(e), in that the project consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. Therefore, no further environmental review is necessary.

PUBLIC NOTICE PROCESS

Due to the current health orders related to the COVID-19 pandemic, the City's regular agenda distribution process has been suspended as public review copies cannot be placed at their regular locations due to facility closures and limited access. In accordance with Government Code Section 8634, this item was given widespread publicity and notice and posted on the City Website. If you desire a copy, please contact Carrissa Roque at croque@ci.claremont.ca.us.

As a courtesy, a notice of this meeting was mailed to residential properties within a 300-foot radius on January 11, 2022. A copy of this report has also been sent to the applicant and the project architect. As of the drafting of this report, staff has not received any comments regarding the proposed design.

Submitted by: Reviewed by:

Brad Johnson Christopher Veirs

Community Development Director

Principal Planner

Prepared by:

Andrea Heywood Associate Planner

Attachments:

A - Draft Resolution

B - Architectural Plans

C - Primary (East) Elevation Renderings

RESOLUTION NO. 2022-

A RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF CLAREMONT CALIFORNIA APPROVING ARCHITECTURAL STAFF REVIEW FILE #21-AS02, FOR A PROPOSED REMODEL AND ADDITION TO RESIDENCE LOCATED AT 3763 HOLLINS AVENUE- APPLICANT – LUIS FAURA

WHEREAS, on February 17, 2021, the applicant filed a request for approval to complete a remodel and approximately 601 square foot addition to an existing 5,701 square foot single-family residence located at 3763 Hollins Avenue; and

WHEREAS, on January 11, 2022, a notice of public hearing regarding the Architectural Commission review of the design of the proposed addition was mailed to surrounding property owners and residents in the 300-foot radius of the subject site; and

WHEREAS, the Architectural Commission held a public hearing on January 26, 2022, at which time all persons wishing to testify in connection with the proposal were heard and said proposal was fully studied.

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

SECTION 1. The Architectural Commission has determined that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act Guidelines (CEQA) pursuant to Section 15301(e), in that the project consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. Therefore, no further environmental review is necessary.

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

- A. **Conformity with Development Standards** The proposed remodel and addition is in conformity with nearly all development standards for the Rural Residential (RR) 35,000 zoning district as follows:
 - 1. **Setbacks:** The proposed project will meet all setback requirements as follows:
 - a) Front Setback: The existing home exceeds the front setback for the lot with approximately 70 feet from the front property line.
 - b) Side Setbacks: The existing home meets side setbacks with approximately 50 feet at the north and approximately 35 feet at the south, which is greater than the required 15-foot setback along the north side property line and 24 feet 5-inch setback along the south side property line.
 - c) Rear Setback: The existing home exceeds the rear setback requirement of 20 feet by providing an approximate 60-foot setback from the rear of the home.
 - 2. **Lot Coverage:** The proposed lot coverage of 13.8% complies with the maximum permitted lot coverage of 20% in the RR 35,000 zoning district.

- 3. **Floor Area:** The proposed total floor area of 6,710 square feet is under the maximum permitted floor area of 7,458 square feet for the subject property.
- 4. **Parking:** The existing garage parks three cars with storage space. The storage space will be removed and converted into another parking spot, providing a total of four covered parking spaces within the garage. The property's parking meets the requirement of two covered parking spaces.
- 5. Building Height: The existing residence will maintain its existing building height at 26 feet 8 inches which is above the maximum height of 25 feet allowed for singlefamily residential structures in the RR 35,000 zoning district. Because the building height is existing non-conforming, the project does not negatively affect the building height standard.
- Compliance with guidelines of the Rural Claremont Architectural and Landscape Standards (RCALS): The proposed remodel and addition do not alter the building's overall massing, roof design and pitch, or building height seen from Hollins Avenue or from the neighboring properties to the north, south, and west. The building's proposed white color is recommended by the RCALS only when maintaining consistency with the architectural style of the home. In this case, white is acceptable because it is consistent with the Modern Farmhouse Style. The RCALS encourage maintenance of river rock, wood, and brick only when it is consistent with the architectural style. The proposed remodel will remove existing stone veneer from the primary elevation as it does not adhere to Contemporary or Modern Farmhouse styles, however, the new design will incorporate horizontal siding (Hardie board) that will mimic the look of natural wood siding. Site design and landscape standards are not applicable as the proposed project will not alter those features. The proposed Contemporary architectural style with Modern Farmhouse features will blend well with other homes in the surrounding area while not impacting the character of the existing residences located adjacent to the subject property.
- B. **General Plan Consistency -** The proposed addition is consistent with the following goals/policies of the Claremont General Plan:
 - 1. Promote neighborhood identity and conservation of individual neighborhood character (Policy 2-2.2); in that the proposed modifications are consistent with surrounding structures in terms of both high-design and scale, employ high quality materials, and have an appearance that contributes to, rather than detracts from, the Hollins Avenue streetscape.
 - 2. Insist on excellence in architectural design of new construction in the City (Policy 2-5.1); in that proposed remodel utilizes high-quality materials. The applicant has proposed using high-quality aluminum windows by either Fleetwood or Anderson manufacturers, as well as Hardie board horizontal siding.
 - 3. Encourage a variety of architectural styles for new and renovated structures that reflect local architectural characteristics (Policy 2-11.1); in that the residence will be remodeled to reflect a more contemporary architectural style while incorporating elements of the Modern Farmhouse style, which references the historic Farmhouse architectural style through use of horizontal siding, paired windows with divided lites, and white stucco and siding.

- 4. Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context and building forms and scale (Policy 2-11.3); in that proposed remodel respects the existing building's envelope as well as window and door scale, and existing architectural bays.
- C. Compatibility of Form with Surrounding Development The proposed remodel and addition will not unduly interfere with or visually dominate the established development pattern of the surrounding Rural Residential area, which features a mix of both single-story and two-story residential structures. The proposed remodel and addition are designed in a manner that meets all applicable development standards. Although the building height at 26 feet 8 inches does not meet the required maximum 25 feet height, the building is existing non-conforming and the proposed project does not alter the building's height. The remodel of the existing Tudor Revival/Storybook Style into a Contemporary Style with Modern Farmhouse architectural features is compatible with the existing development in that the building's scale and height will not be altered and the massing will only slightly change with the addition of 185 square feet of new building footprint and 416 square feet of new balcony/covered porch space. As such, the proposed project would not have a visually imposing presence.
- D. Compatibility of Quality with Surrounding Development The proposed project features a well-considered design that employs high-quality materials that reflect a Contemporary style with Modern Farmhouse architectural features. The proposed grey asphalt shingle tile roof in a slate color; black sheet metal cladding along the gable's fascia; Hardie board horizontal panel siding and smooth stucco; rectangular, dark bronze aluminum windows with divided lites; dark bronze aluminum door; and covered porch reflect the Modern Farmhouse design that takes ques from historic, pastoral Farmhouse style which is representative of Rural Claremont. As such, the proposed project has a level of quality that is compatible with surrounding development in the RR zoning district.
- E. **Internal Consistency of Design –** The remodeled primary (east) elevation contains the following architectural design elements: black sheet metal cladding along the gable's fascia; Hardie board horizontal panel siding and smooth stucco; and rectangular, dark bronze aluminum windows with divided lites. These details are consistently used on all sides of the current home, restored porch, and second story addition. As such, the design of the project is fully consistent on all sides.
- F. **Privacy** The new windows located on the primary (east), and north and south elevations will be located mostly in line with where the existing windows are located. Therefore, there should be no privacy concerns with those elevations as they will not introduce new sightlines into neighboring properties. While the rear (west) elevation contains a larger window under the primary gable than the one that is currently existing, it is unlikely to create any privacy concerns to the neighbor to the west given the large setback. The subject residence is setback approximately 60 feet from the rear (west) property line, and the window is approximately 170 feet from the neighboring residence to the west.
- G. Internal Circulation The internal remodel of the attached garage will result in an additional covered parking space, which will total four covered parking spaces for the property. The design of the addition will result in a floor plan that provides for adequate pedestrian circulation in the home. Vehicular circulation on the site will not change as the existing driveway will continue to be used for street access and parking.

- H. Sustainability The proposed addition 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 historic structure, the proposal preserves the embodied energy of the existing structure and extends its expected life.
- I. **Tree Preservation –** No trees will be removed due to this project.
- J. Light and Air The proposed remodel and addition will slightly alter the building footprint and massing by adding 185 square feet of new building footprint and 416 square feet of new balcony/covered porch space, however, the building's height will remain unchanged. Because the existing building exceeds required setbacks on all four sides, the proposed improvements are not expected to have the potential to impinge on the neighbor's access to light and air.
- K. **Environmental Protections -** The proposed development has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA), for the reasons stated above in Section A.
- L. 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 employs high-quality materials, meets all applicable development standards, and has been designed to harmonize with adjacent buildings and the surrounding historic streetscape. 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 Commission hereby approves Architectural Staff Review #21-AS02 based on the review criteria as outlined in Sections A and B above, subject to the following conditions of approval:
- A. This approval is for the site plan, floor plans, and elevations for the addition of 185 square feet of new building footprint and 416 square feet of new balcony/covered porch space, along with the complete exterior remodel of the existing Tudor Revival/Storybook Style residence to a Contemporary Style with Modern Farmhouse architectural features, as depicted on the project plans.
- B. This approval is valid for two years from the date of Architectural Commission action. If building permits are not issued, or a time extension has not been granted during this time frame, this approval shall automatically expire without further action by the City. The Director of Community Development is authorized to grant a one-year extension upon written request from the applicant that there were unavoidable delays.
- C. Prior to the issuance of demolition or building permits, the applicant shall:
 - 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.

- 2. The construction documents submitted for plan check shall be in substantial conformance with the Architectural Commission approval.
- 3. Ascertain and comply with the requirements of the Los Angeles County Fire Department.
- 4. Pay all applicable permit and development review fees as established by City ordinances and resolutions.
- 5. Pay all outstanding development review fees associated with Architectural and Site Plan Review File #21-AS02.
- 6. 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) and shall include landscaping to screen the enlarged home from the adjacent properties to the north and east.
- 7. 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) Fire Facility fees
 - b) School Impact fees
 - c) Drainage fees
 - d) Street resurfacing fee
 - e) City Sewer Connection fees
 - f) County Sewer Annexation and Connection fees
- D. During grading and construction operations, the applicant shall:
 - Implement best available control measures (BACMs) to minimize nuisance levels
 of construction activity emissions such as dust, emissions, and off-site impacts.
 BACMs shall include but are not limited to the following:
 - a) Water all active construction areas at least twice daily.
 - b) Cover all haul trucks or maintain at least two feet of freeboard.
 - c) Pave or apply water four times daily to all unpaved parking or staging areas.
 - d) Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
 - e) Cover or water twice daily any on-site stockpiles of debris, dirt, or dusty material.
 - f) Suspend all operations on any unpaved surface if winds exceed 25 mph.

- g) Hydro-seed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.
- h) Require 90-day low-NOx tune-ups for off-road equipment.
- i) Limit allowable idling to 5 minutes for trucks and heavy equipment.
- j) Encourage carpooling for construction workers.
- k) Limit lane closures to off-peak travel periods.
- I) Park construction vehicles off traveled roadways.
- m) Wet down or cover dirt hauled off-site.
- n) Wash or sweep access points daily.
- o) Encourage receipt of material during non-peak traffic hours.
- p) Sandbag construction sites for erosion control.
- 2. Ensure the following measures are observed during all construction-related activities for the project:
 - a) 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.
 - b) Staging areas shall be located away from any existing residences as determined by the Building Official.
 - c) All construction equipment shall use properly operating mufflers.
- E. Prior to the release of the public works bonds, the improvements authorized by either the grading permit and/or public works permit(s) shall be completed to the satisfaction of the City Engineer.
- F. 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.
- G. 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.
- H. 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.

Architectural Commission Resolution No. 2022-Page 7

- I. The applicant/owner, by utilizing the benefits of this approval, shall thereby agree to defend at its sole expense any action against the City, its agents, officers, and employees because of the issues of such approval. In addition, the applicant/owner shall reimburse the City et al for any court costs and attorney fees that the City et al may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant/owner of its obligation hereunder.
- J. Failure to comply with any of the conditions, including design issues as shown on plans reviewed and approved by the City of Claremont, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred, where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

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

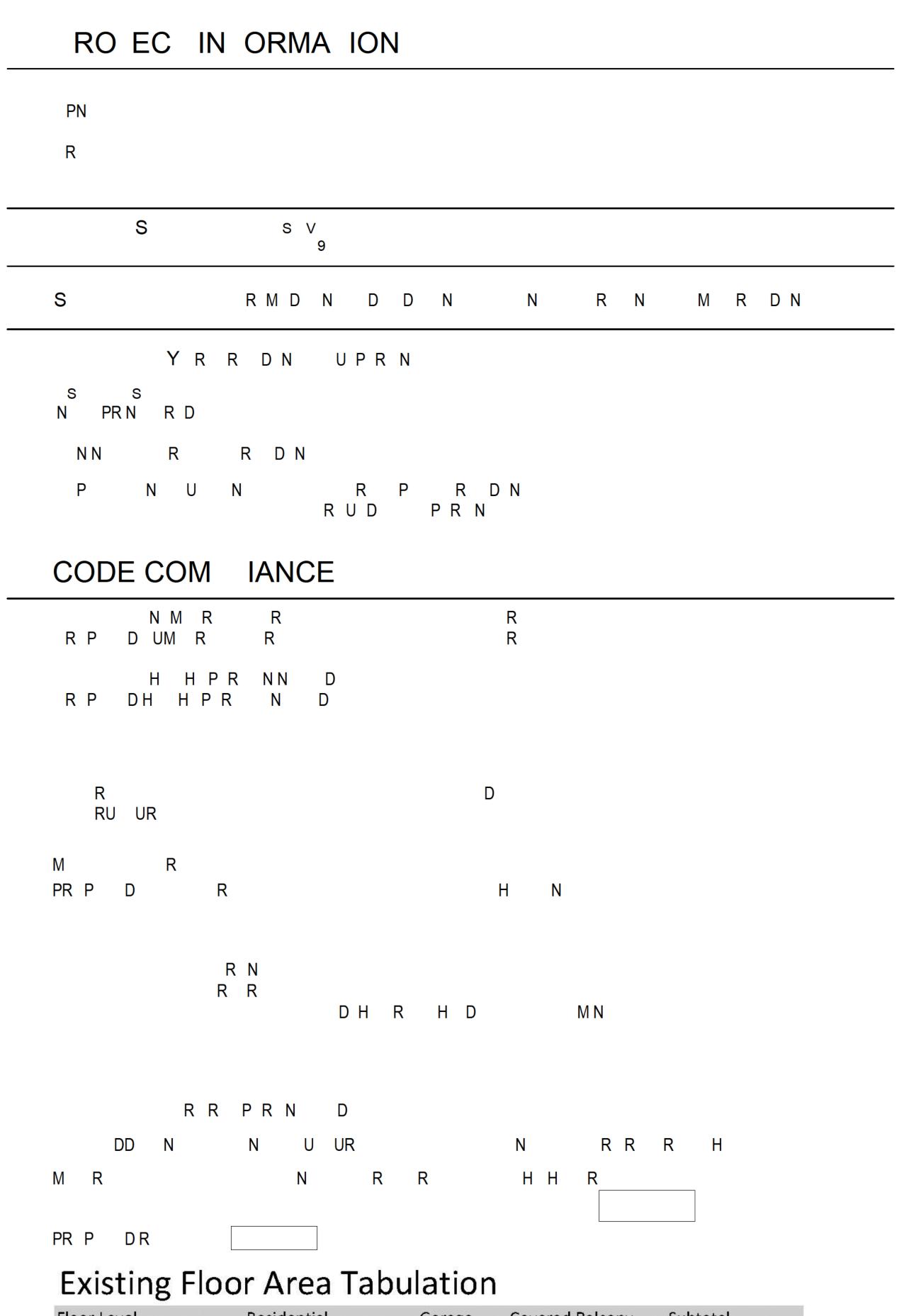
Passed, approved, and adopted this 26th day of January, 2022.

	Architectural Commission Chair
ATTEST:	
Architectural Commission Secretary	

REMODELING OF AND (E) S NGLE FAMILY RESIDENCE

2-STORY RESIDENT AL (TYPE V A)

10% RVA E Y UNDED NOT X CR DIT NO UB CHOU ING



Floor Level	Residential		Garage	Covered Balcony	Subtotal	
1st Floor		3,064	924			3,988
2nd Floor		2,121	7			2,121
Total		5,185	924			6,109

Proposed Floor Area Tabulation

Floor Level	Residential		Garage	Covered Balcony	Subtotal	
1st Floor		3,249	924	206	ì	4,379
2nd Floor		2,121	-	210)	2,331
Total		5.370	924	416	i	6.710

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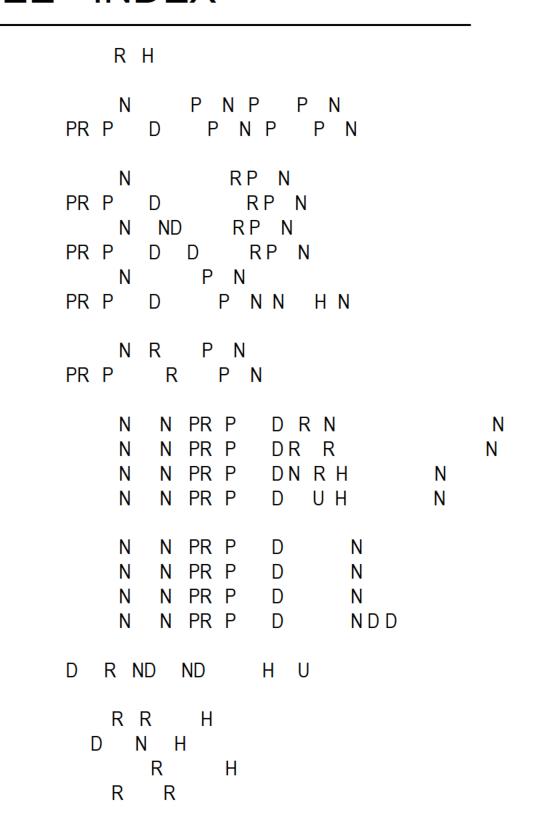
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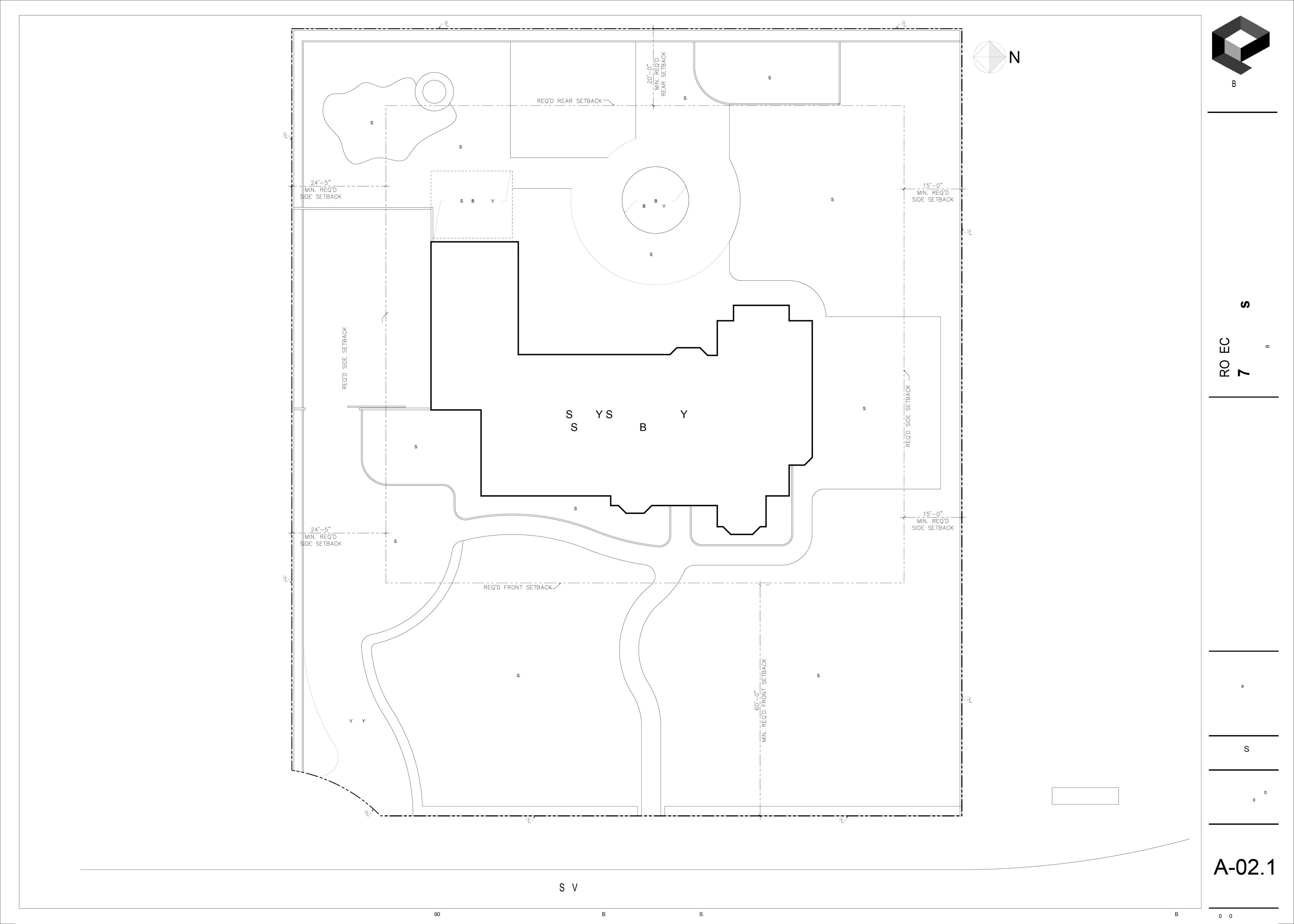


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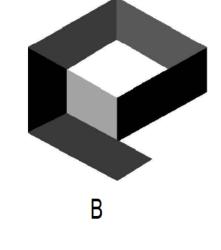
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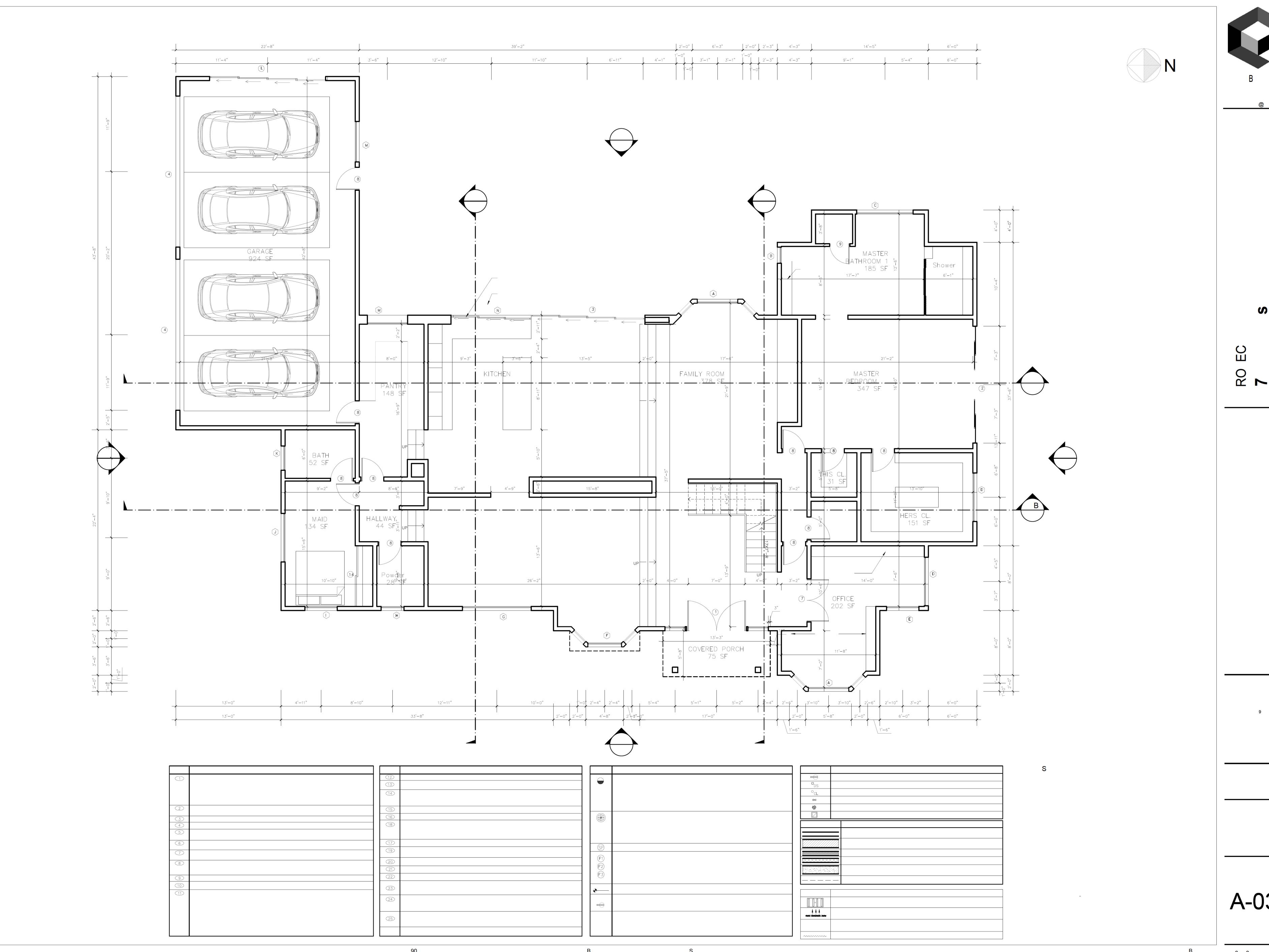
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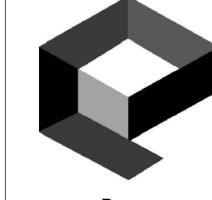
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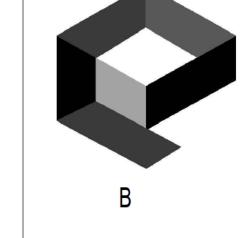
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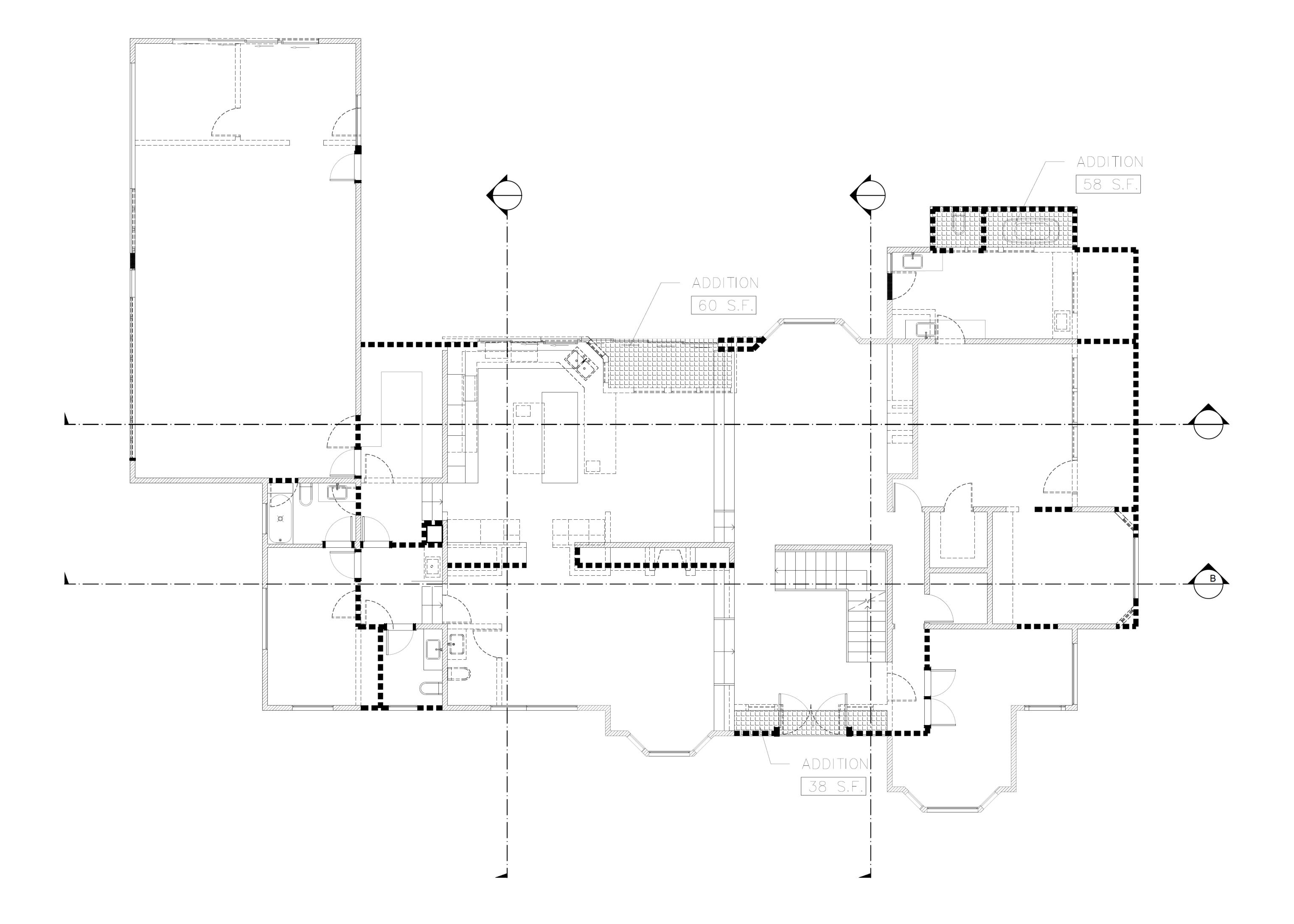
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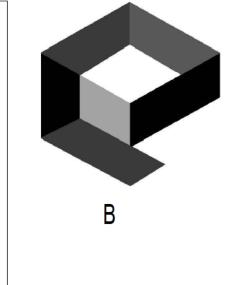


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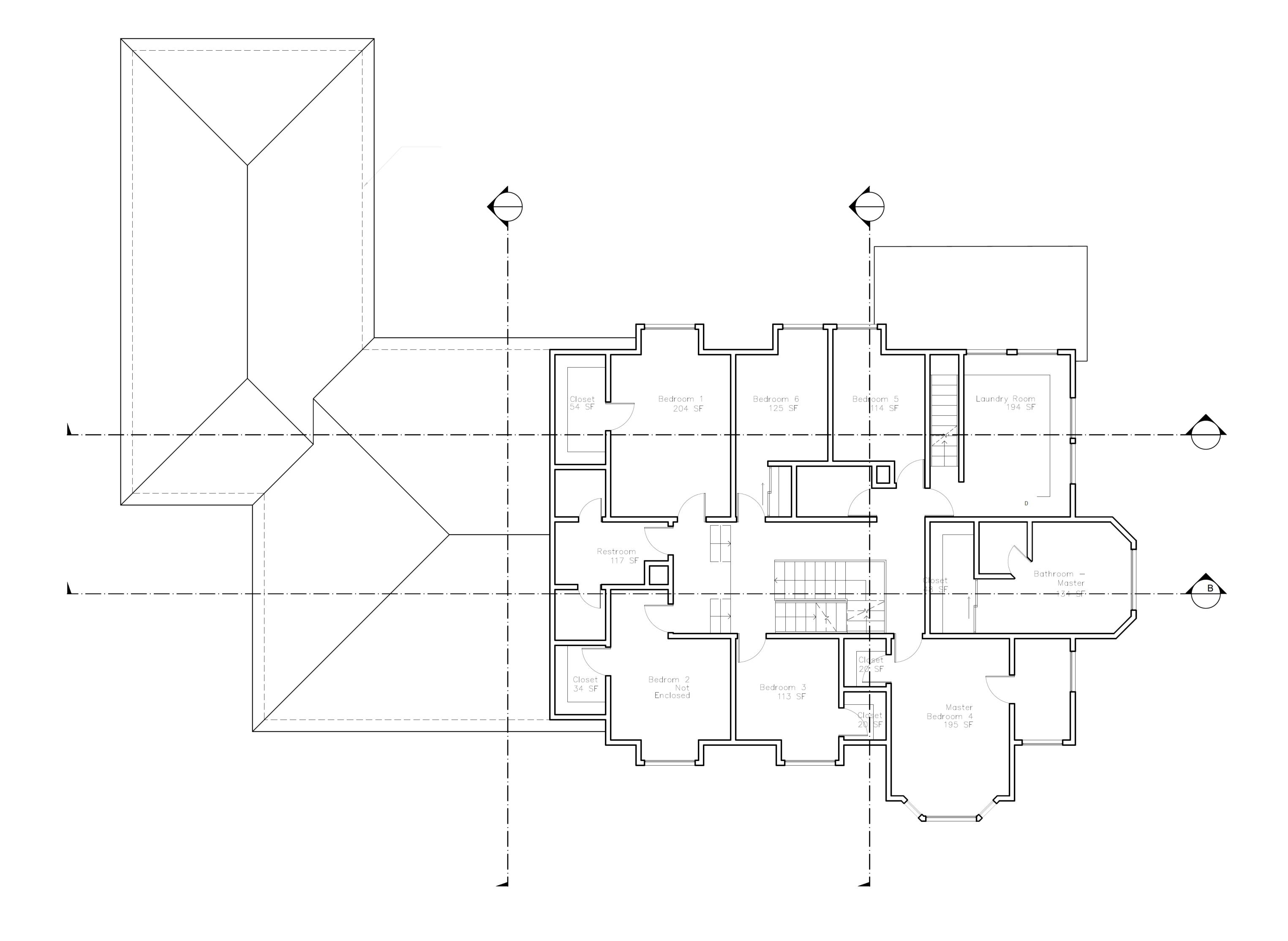
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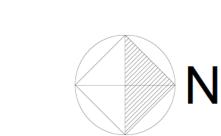


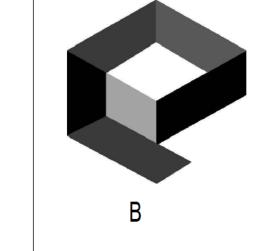
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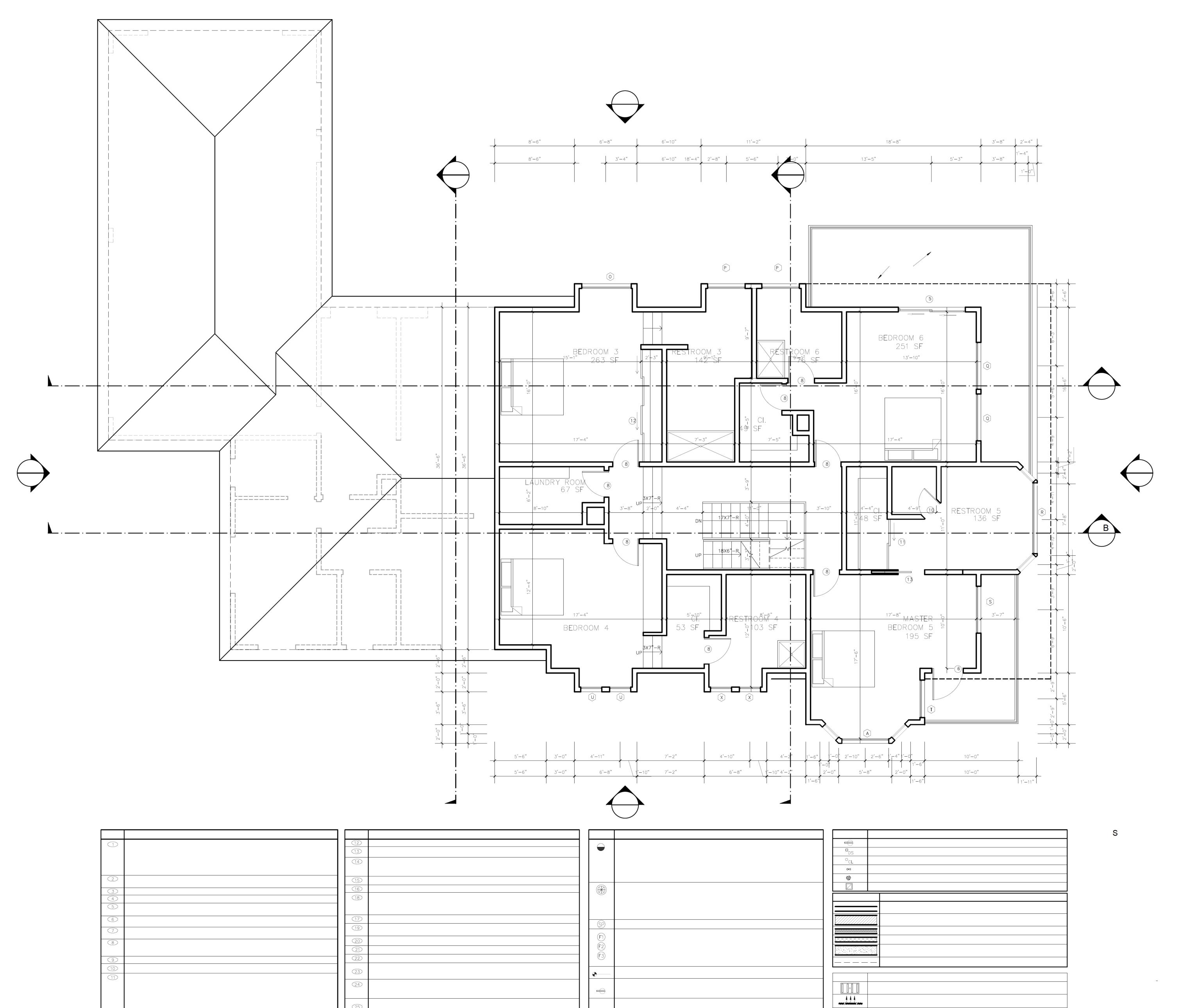
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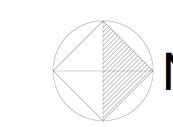


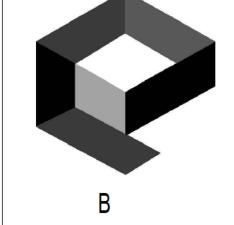


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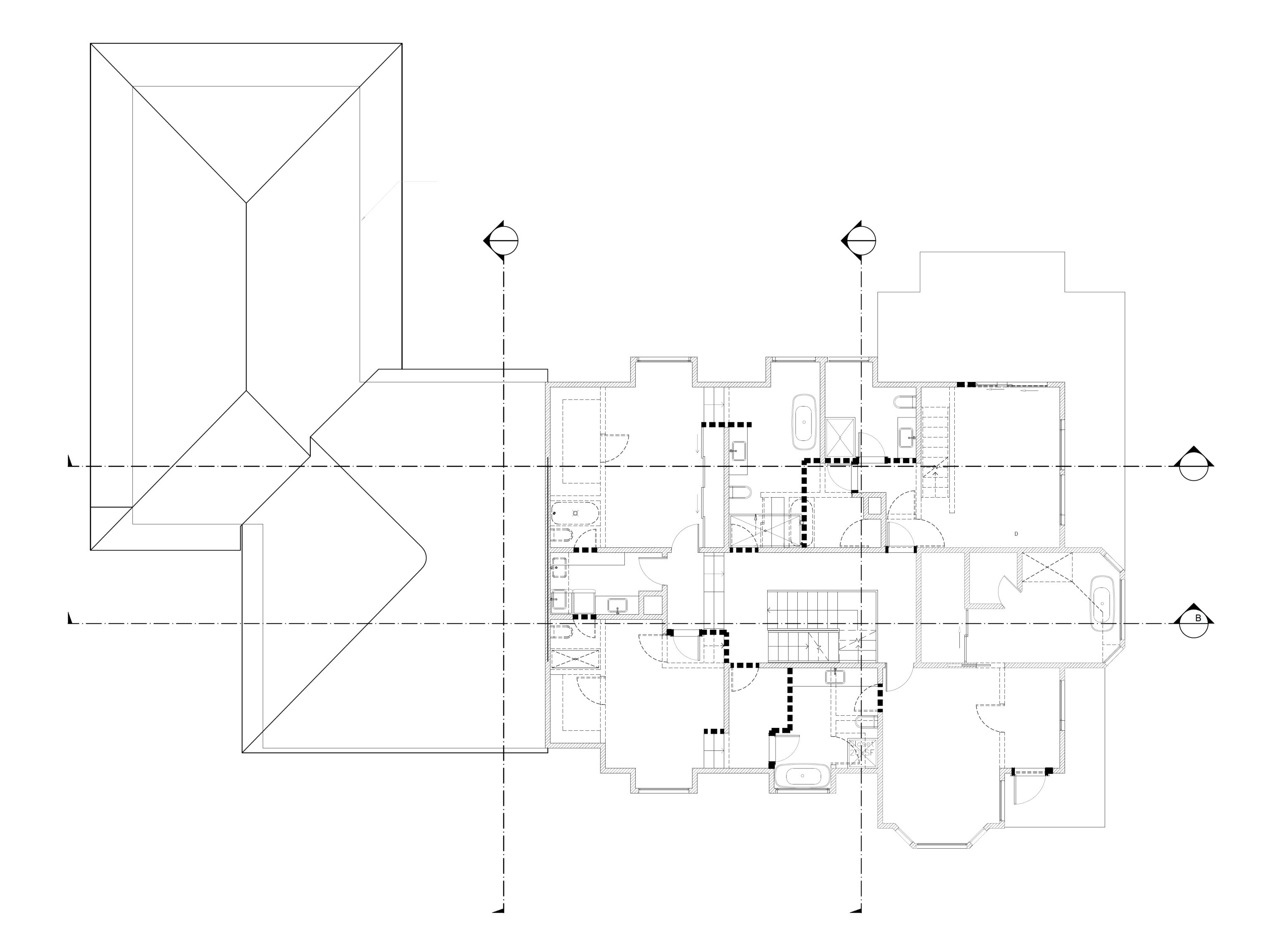
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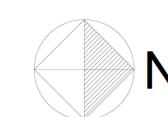
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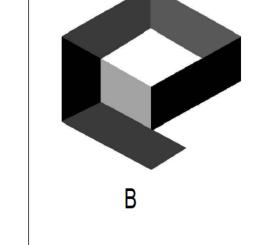


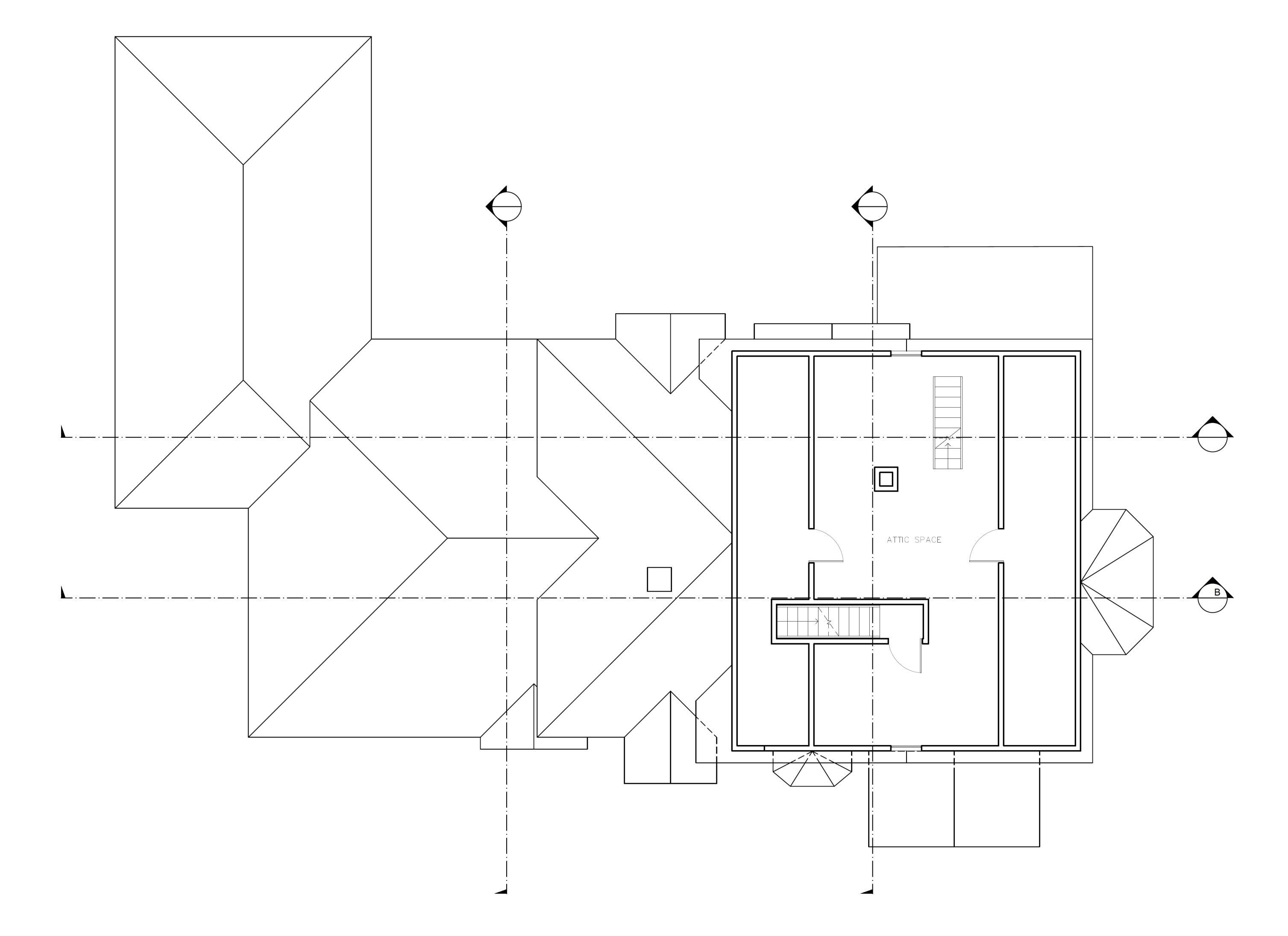
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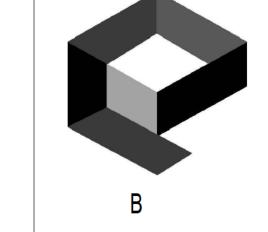
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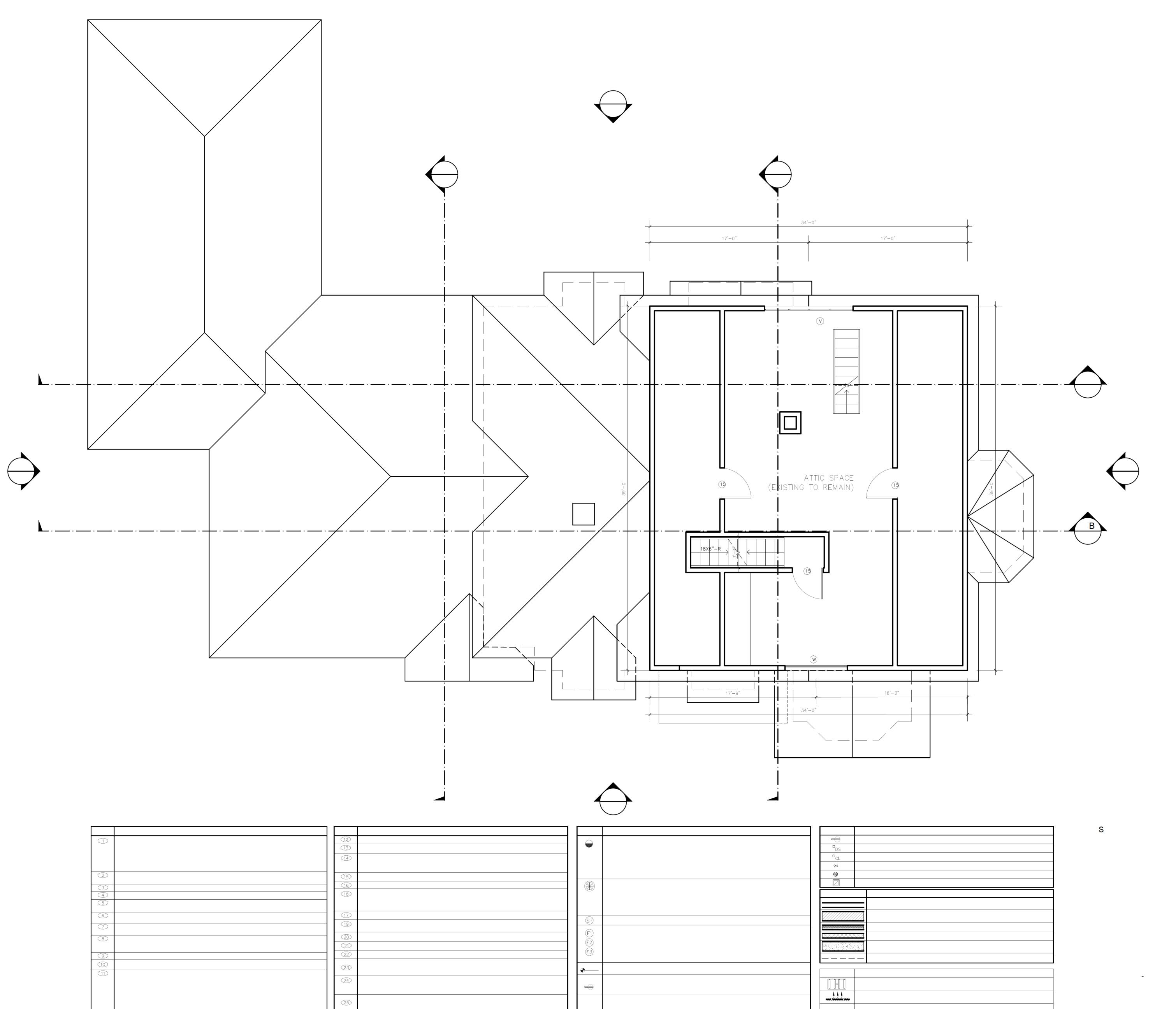
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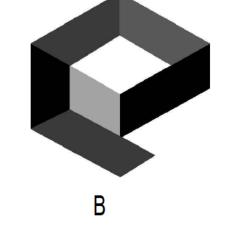
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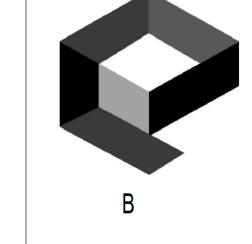
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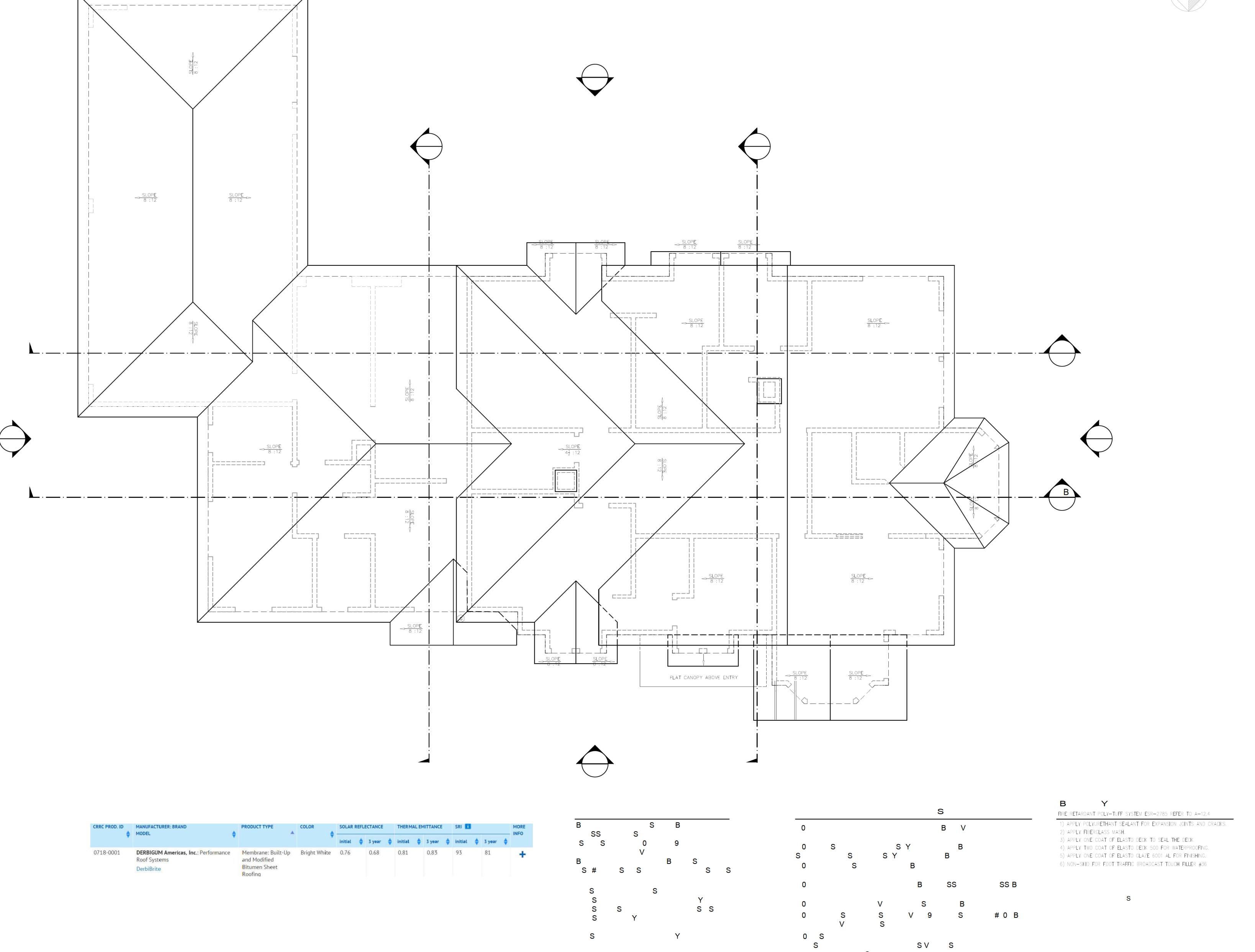
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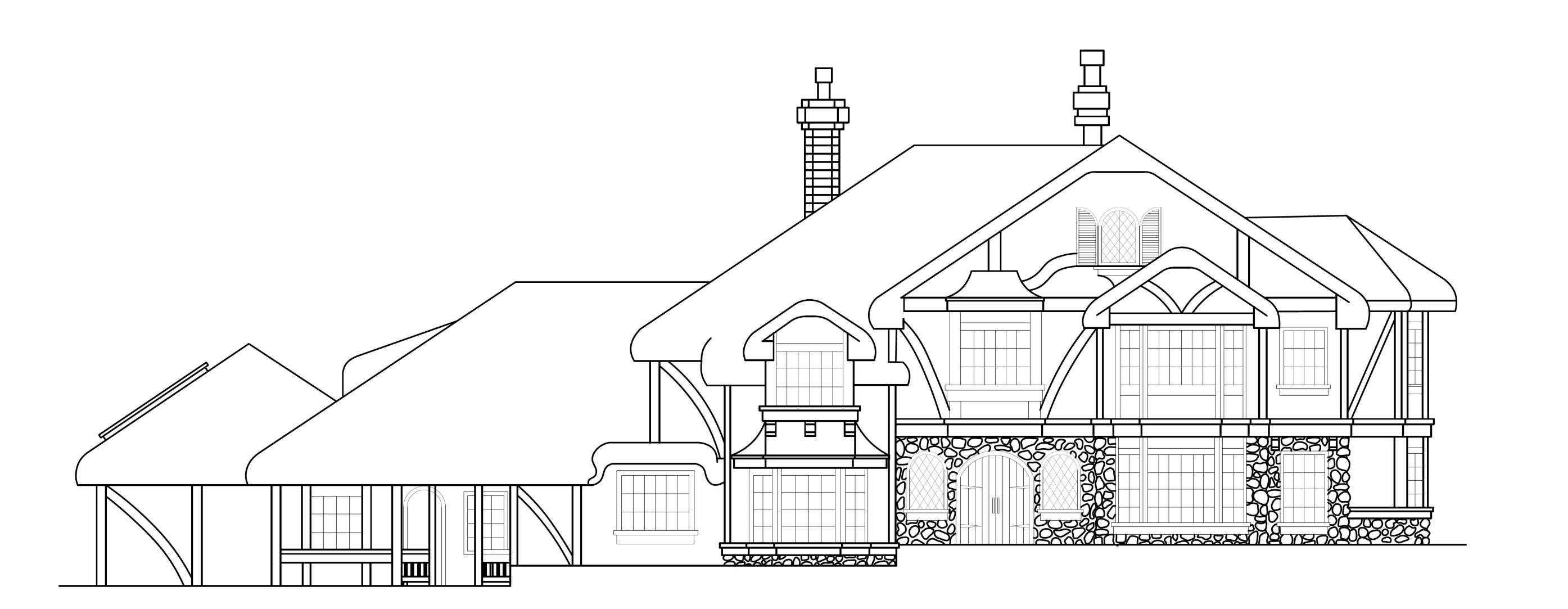




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	GREY ASPHALT SHINGLE TILES (SLATE COLOR)
(3)	BLACK SHEET METAL CLADDING
(4)	HARDIE PANEL SIDING FROM JAMES HARDIE (ESR-1844)
	(CORNERS TO BE MITERED)
5	DARK BRONZE ALUMINUM DOOR AND WINDOWS FROM FLEETWOOD/ANDERSEN
6	MIN. 42" RAILING (PER DETAIL)

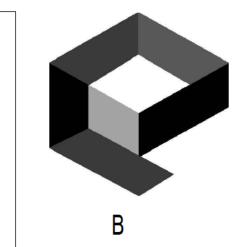
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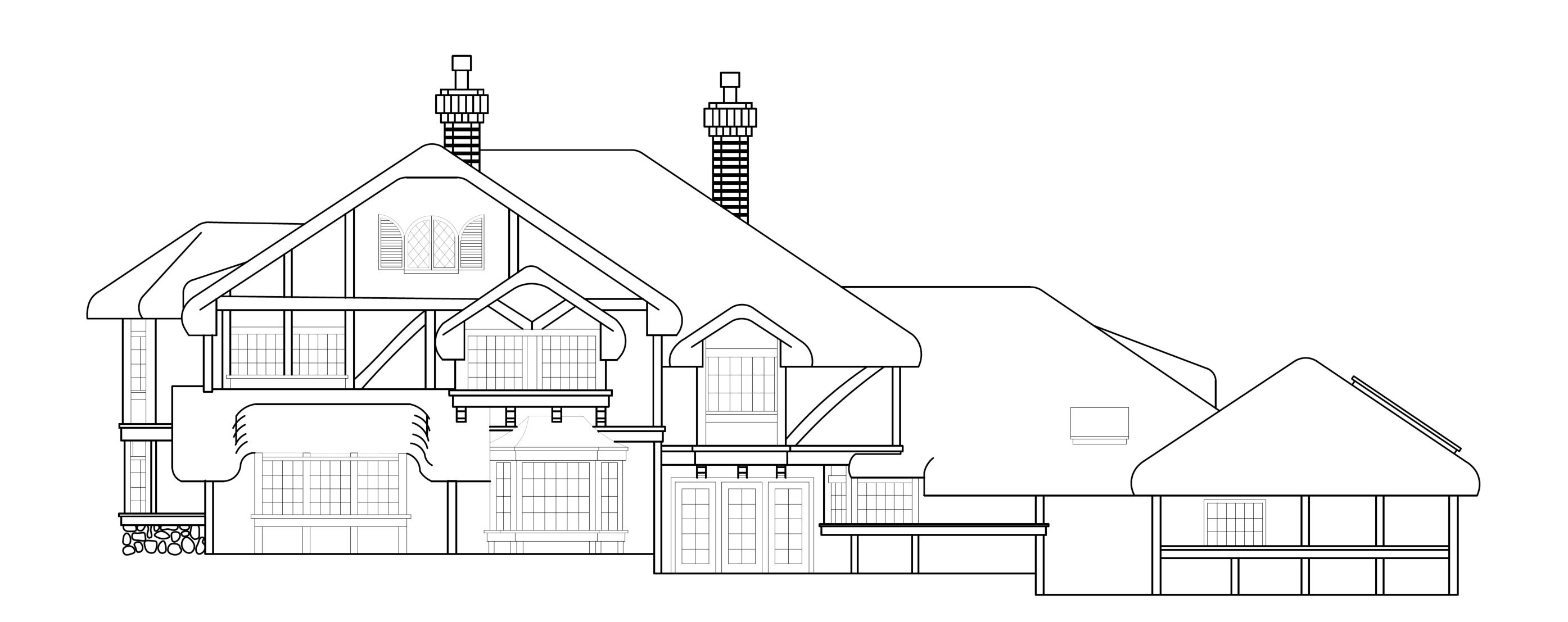
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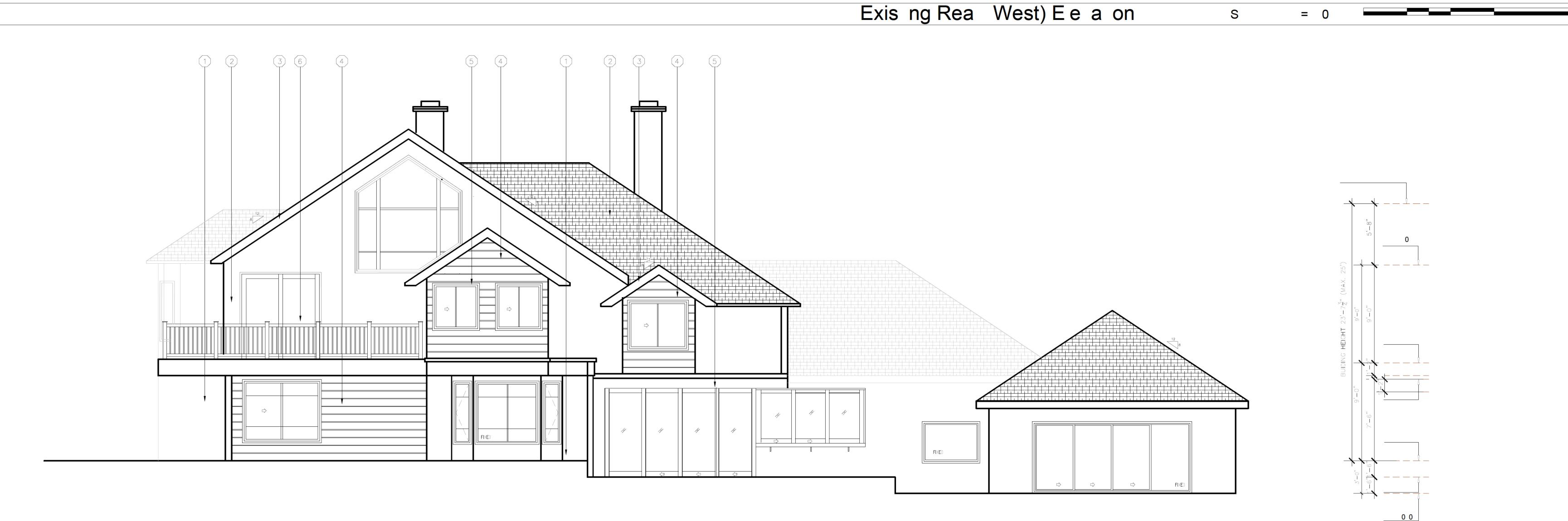
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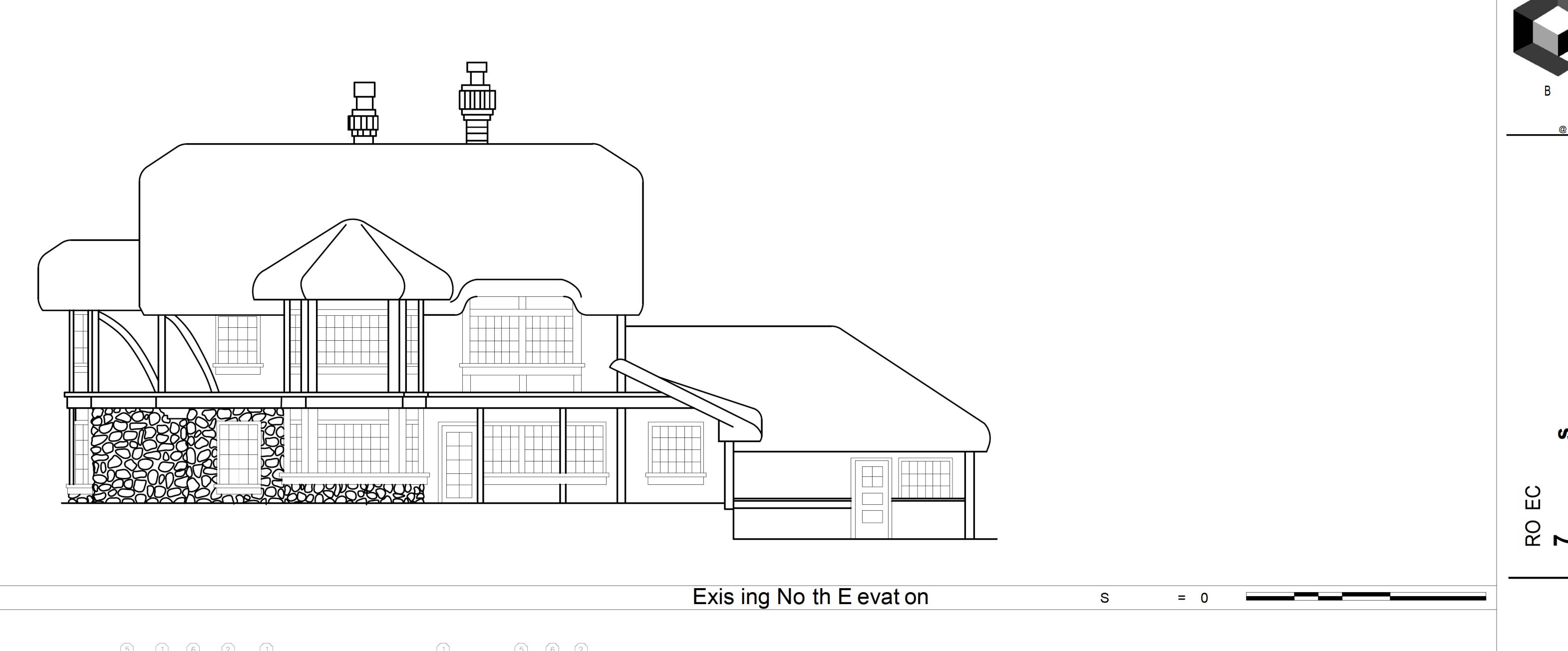
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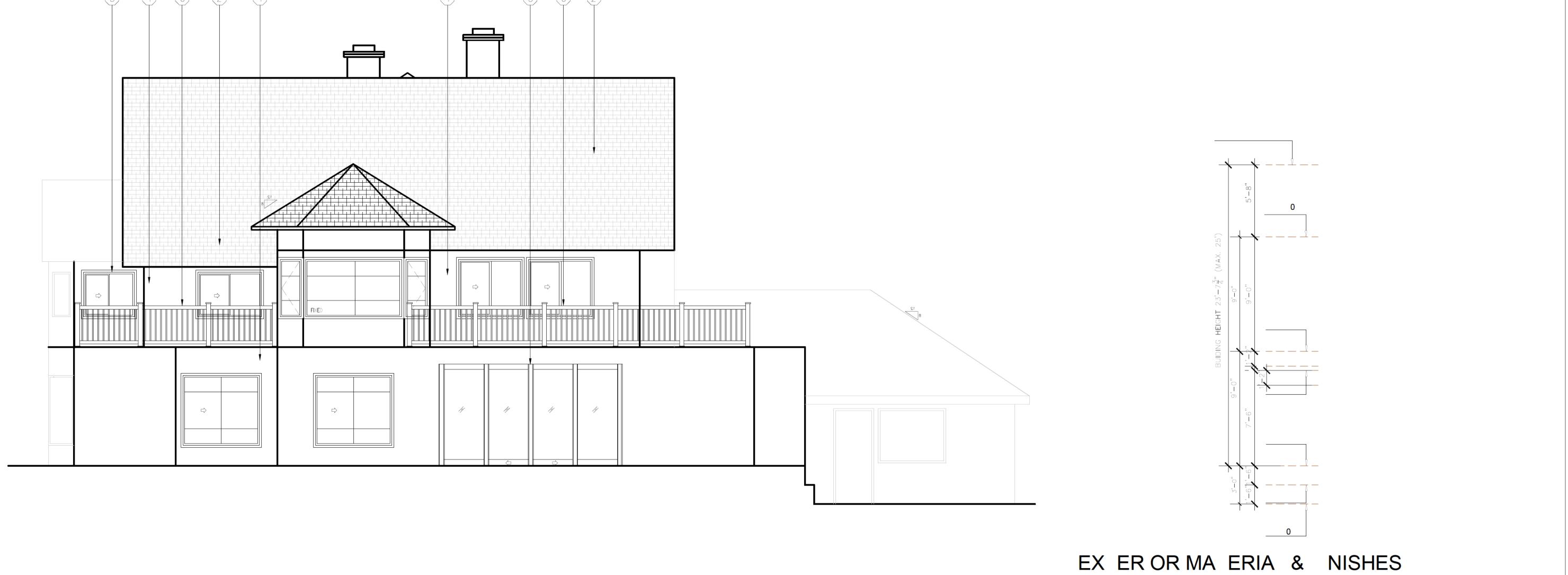
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 1 7%" EXTERIOR PLASTER (Smooth Finish Steel Trowel) White
 2 GREY ASPHALT SHINGLE TILES (SLATE COLOR)
 3 BLACK SHEET METAL CLADDING

- 4) HARDIE PANEL SIDING FROM JAMES HARDIE (ESR-1844) (CORNERS TO BE MITERED) 5 DARK BRONZE ALUMINUM DOOR AND WINDOWS FROM FLEETWOOD/ANDERSEN
- 6 MIN. 42" RAILING (PER DETAIL)

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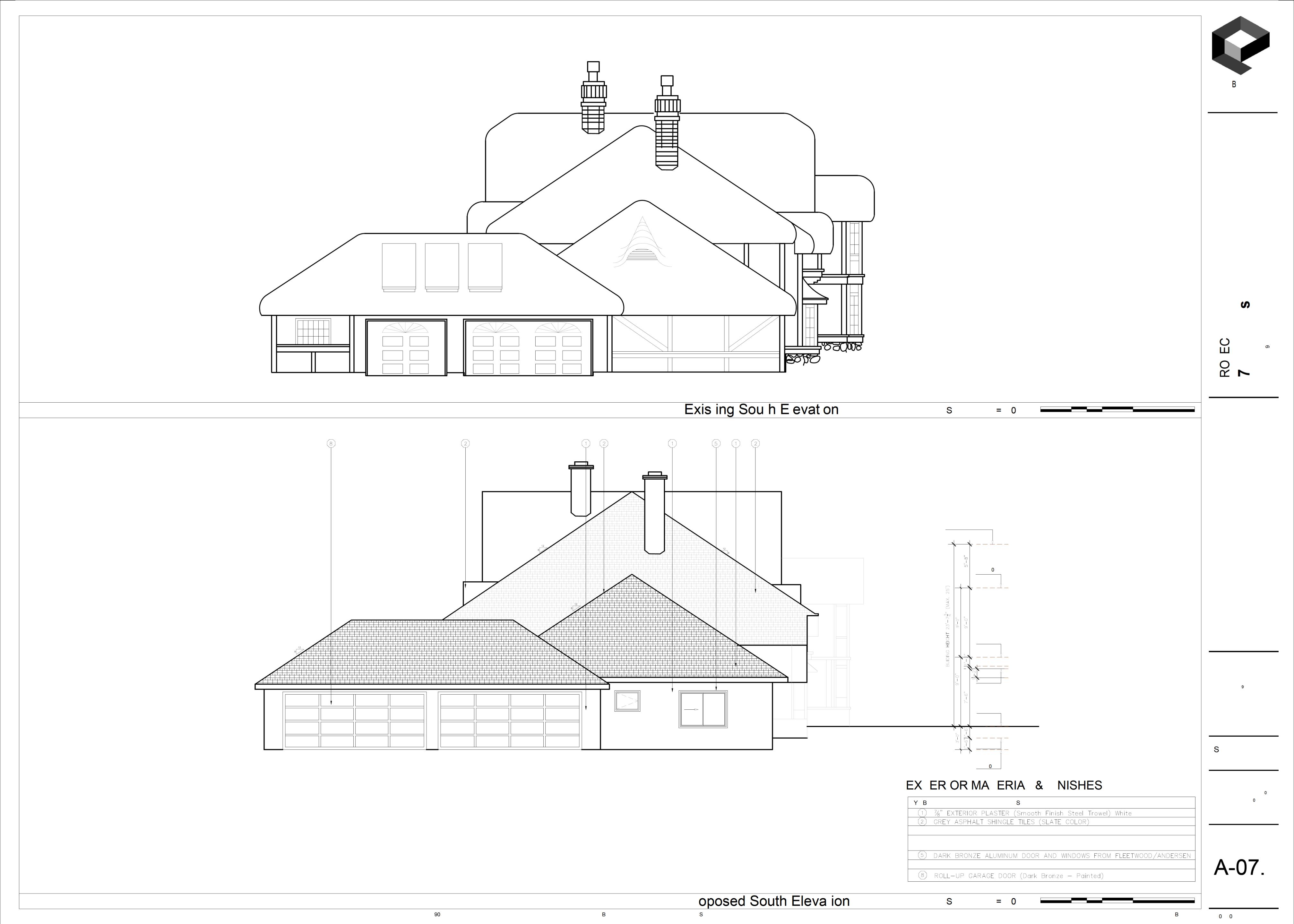
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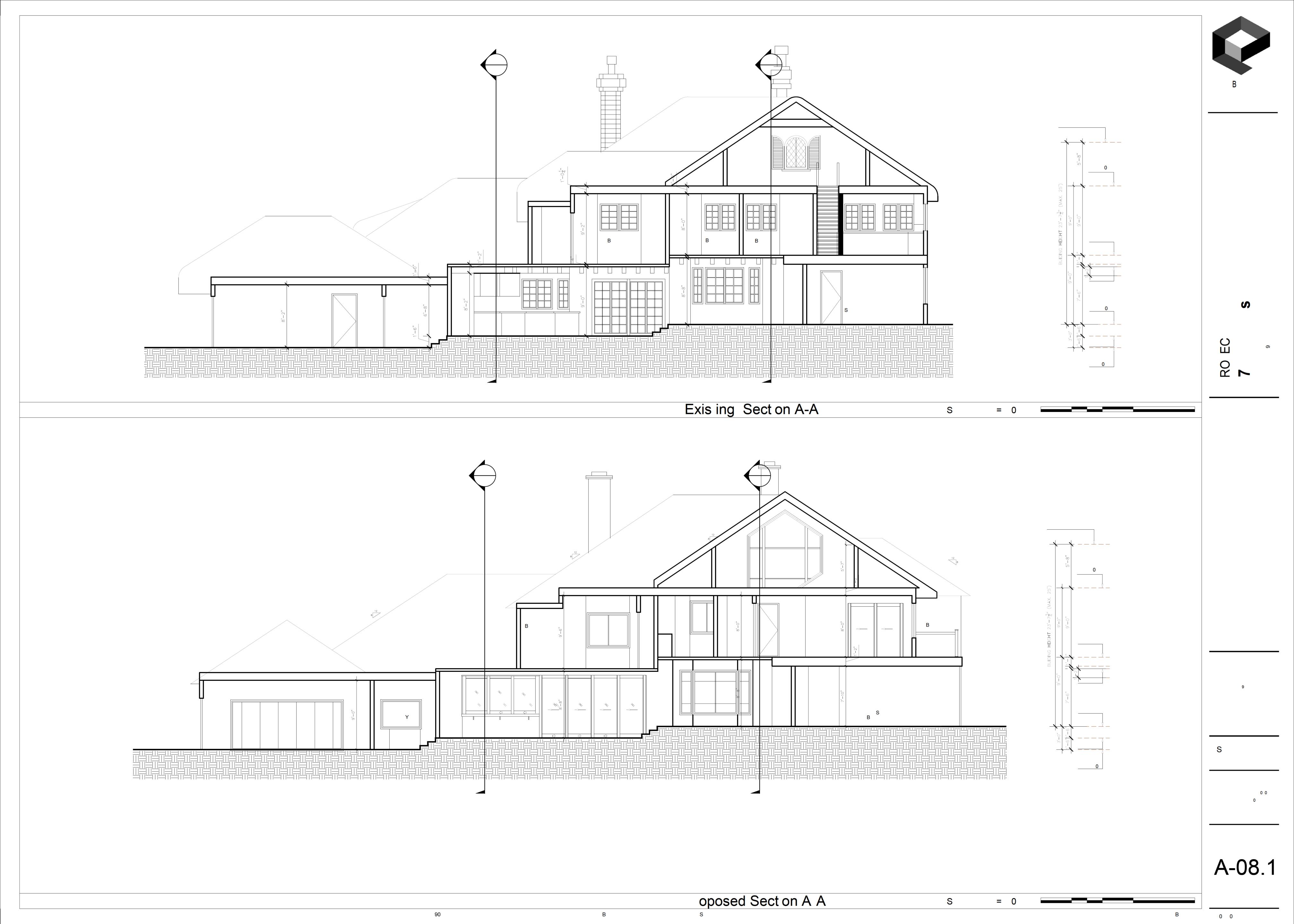
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1 %" EXTERIOR PLASTER (Smooth Finish Steel Trowel) White
2 GREY ASPHALT SHINGLE TILES (SLATE COLOR)

5 DARK BRONZE ALUMINUM DOOR AND WINDOWS FROM FLEETWOOD/ANDERSEN
6 MIN. 42" RAILING (PER DETAIL)

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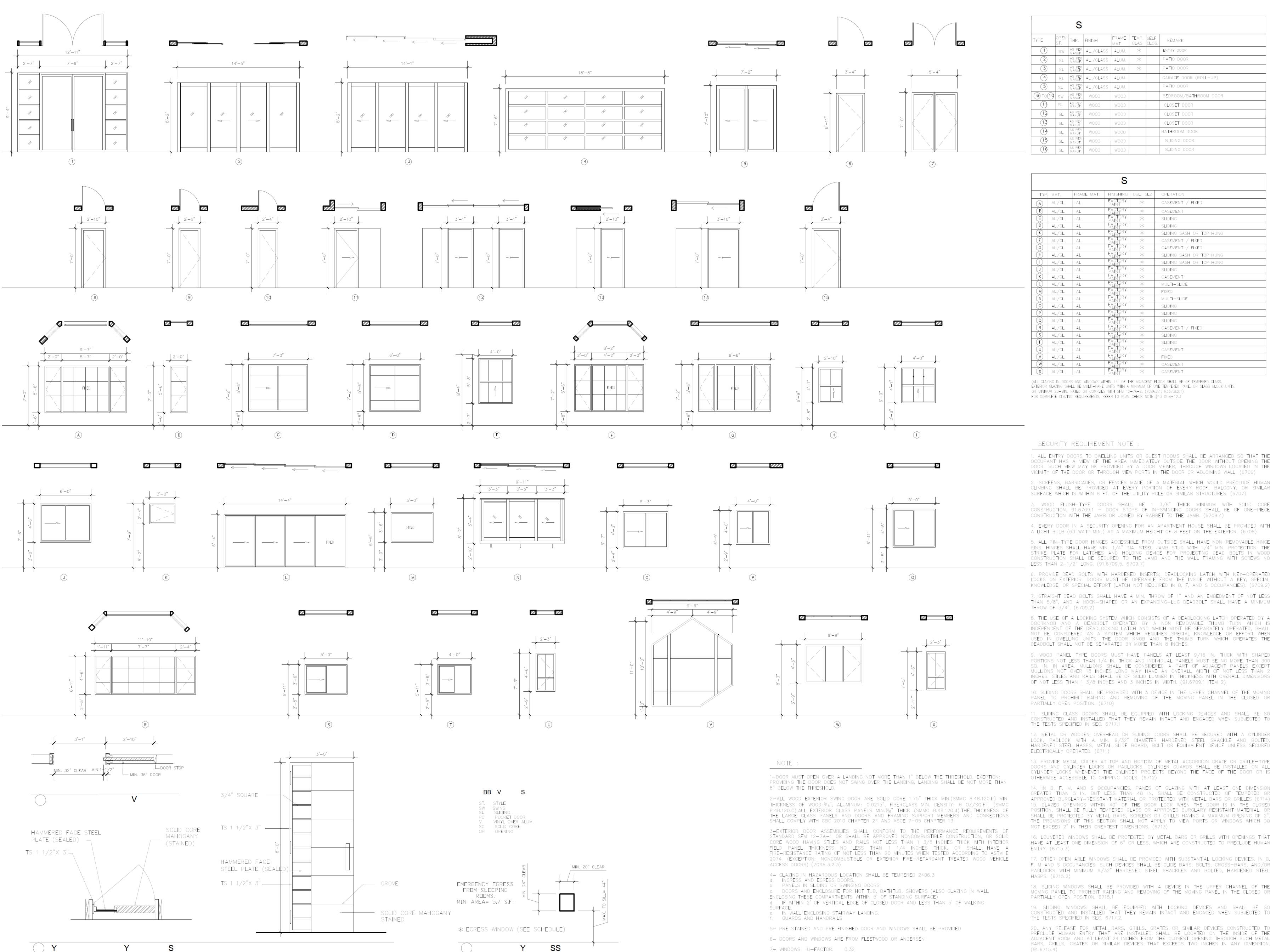














SLIDING DOOR

TYP.	MAT.	FRAME MAT.	FINISHING	DBL. GLZ	OPERATION
(A)	AL/GL	AL	FACTORY PAINT	*	CASEMENT / FIXED
В	AL/GL	AL	FACTORY	*	CASEMENT
0	AL/GL	AL	FACTORY PAINT	*	SLIDING
(D)	AL/GL	AL	FACTORY PAINT	*	SLIDING
Ē	AL/GL	AL	FACTORY PAINT	*	SLIDING SASH OR TOP HUNG
F	AL/GL	AL	FACTORY PAINT	*	CASEMENT / FIXED
G	AL/GL	AL	FACTORY PAINT	*	CASEMENT / FIXED
(Ξ)	AL/GL	AL	FACTORY PAINT	*	SLIDING SASH OR TOP HUNG
	AL/GL	AL	FACTORY PAINT	*	SLIDING SASH OR TOP HUNG
\bigcirc	AL/GL	AL	FACTORY PAINT	*	SLIDING
(K)	AL/GL	AL	FACTORY PAINT	*	CASEMENT
(L)	AL/GL	AL	FACTORY PAINT	*	MULTI-SLIDE
M	AL/GL	AL	FACTORY PAINT	*	FIXED
$\langle z \rangle$	AL/GL	AL	FACTORY PAINT	*	MULTI-SLIDE
0	AL/GL	AL	FACTORY PAINT	*	SLIDING
P	AL/GL	AL	FACTORY PAINT	*	SLIDING
Q	AL/GL	AL	FACTORY PAINT	*	SLIDING
R	AL/GL	AL	FACTORY PAINT	*	CASEMENT / FIXED
S	AL/GL	AL	FACTORY PAINT	*	SLIDING
T	AL/GL	AL	FACTORY PAINT	*	SLIDING
Ü	AL/GL	AL	FACTORY PAINT	*	CASEMENT
V	AL/GL	AL	FACTORY PAINT	*	FIXED
W	AL/GL	AL	FACTORY PAINT	*	CASEMENT
(X)	AL/GL	AL	FACTORY PAINT	*	CASEMENT

(ALL GLAZING IN DOORS AND WINDOWS WITHIN 24" OF THE ADJACENT FLOOR SHALL BE OF TEMPERED GLASS. EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR MINIMUM 20-MIN. RATED OR COMPLIES WITH SFM 12-7A-2. (708A.2.1; R337.8.2.1) FOR COMPLETE GLAZING REQUIREMENTS, REFER TO PLAN CHECK NOTE #43 @ A-12.3

SECURITY REQUIREMENT NOTE :

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706) 2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 — DOOR STOPS OF IN—SWINGING DOORS SHALL BE OF ONE—PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. (6709.4)

4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708) 5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (91.6709.5, 6709.7)

LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2) 7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK—SHAPED OR AN EXPANDING—LUG DEADBOLT SHALL HAVE A MINIMUM

8. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.

9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH, (91.6709.1 ITEM 2)

10. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)

CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1 12. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER

13. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS

14. IN B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY—RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714) 15. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2"

THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713) 16. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN

17. OTHER OPEN ABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL

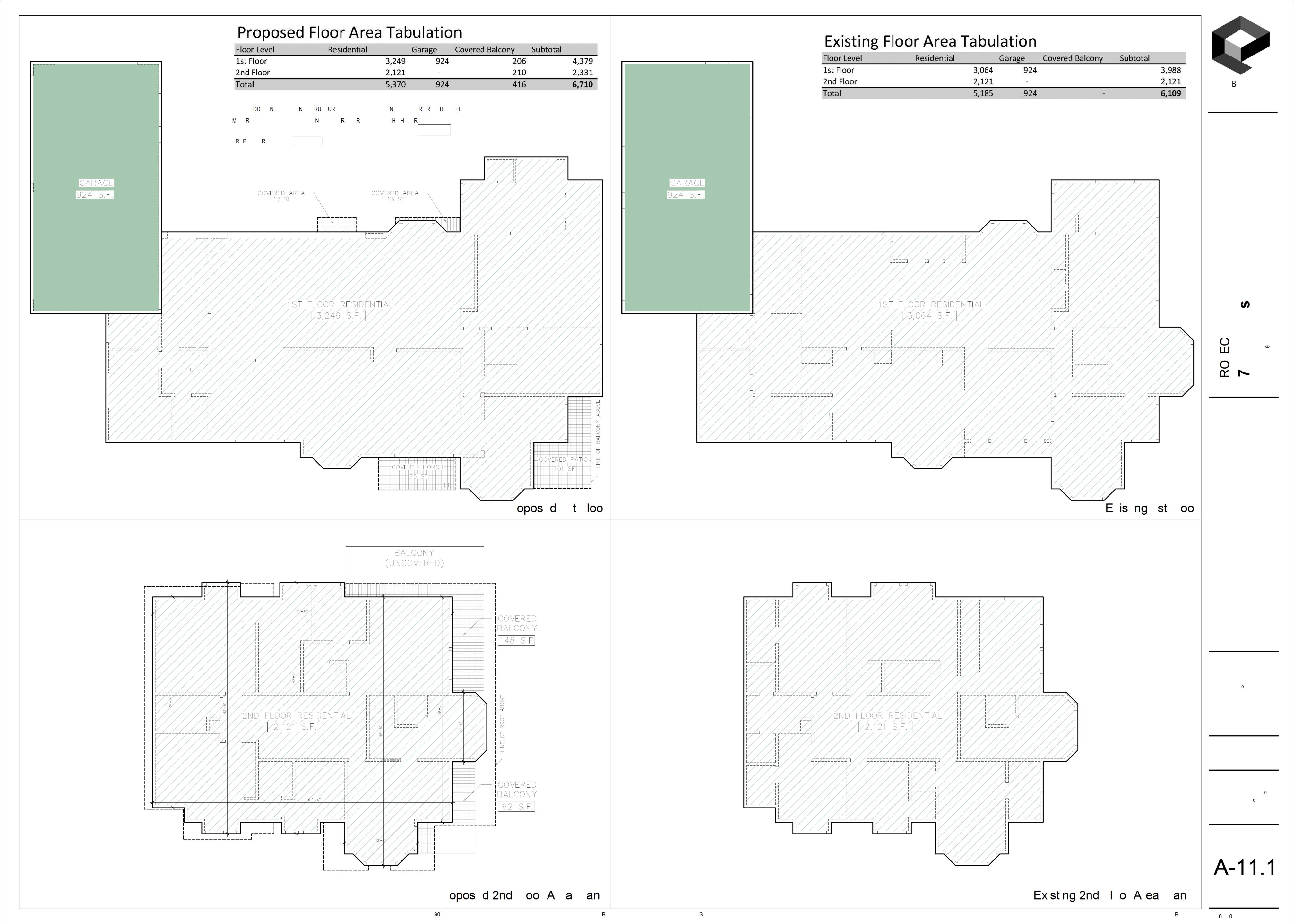
18. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 6715.1 19. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO

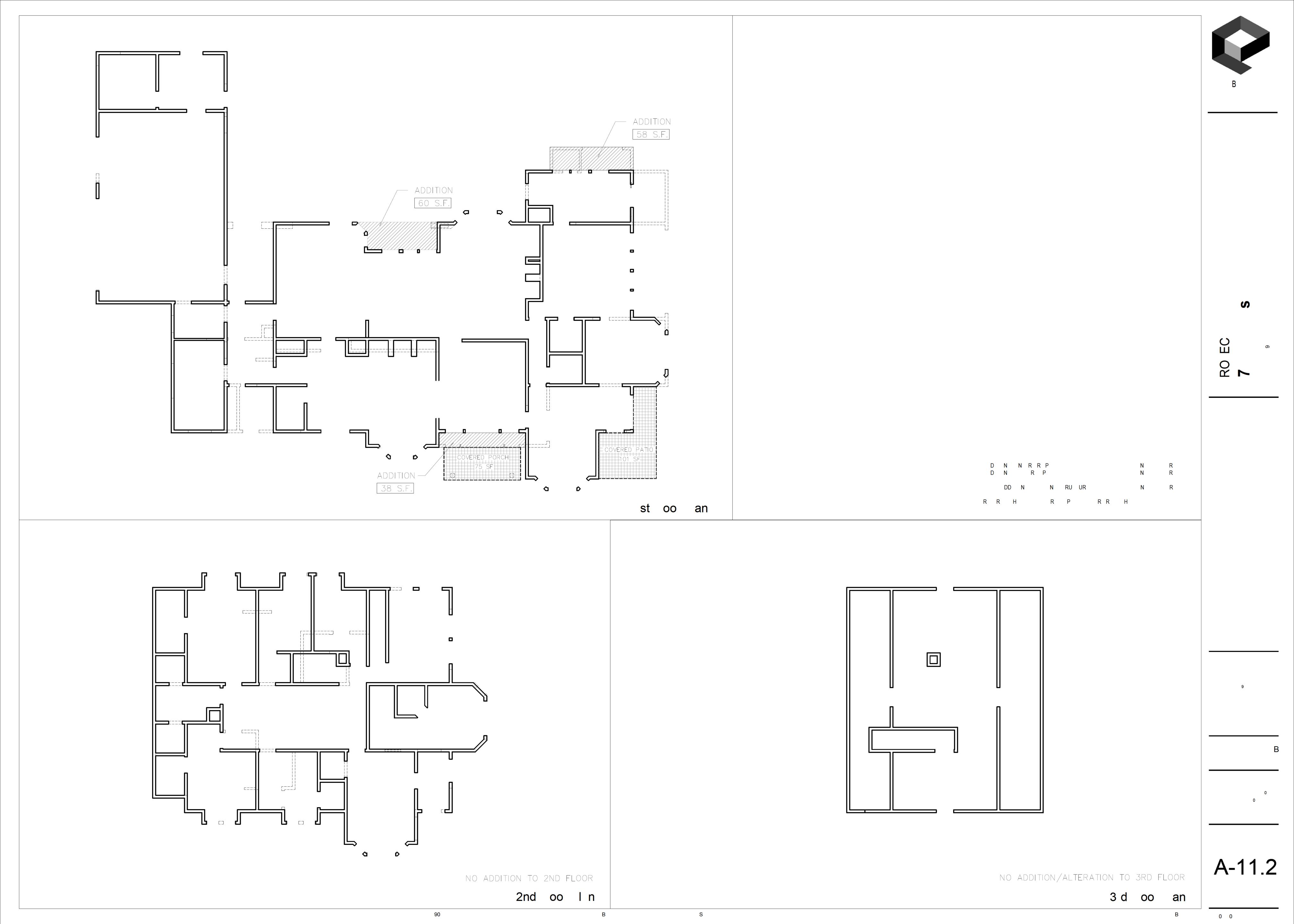
20. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION.

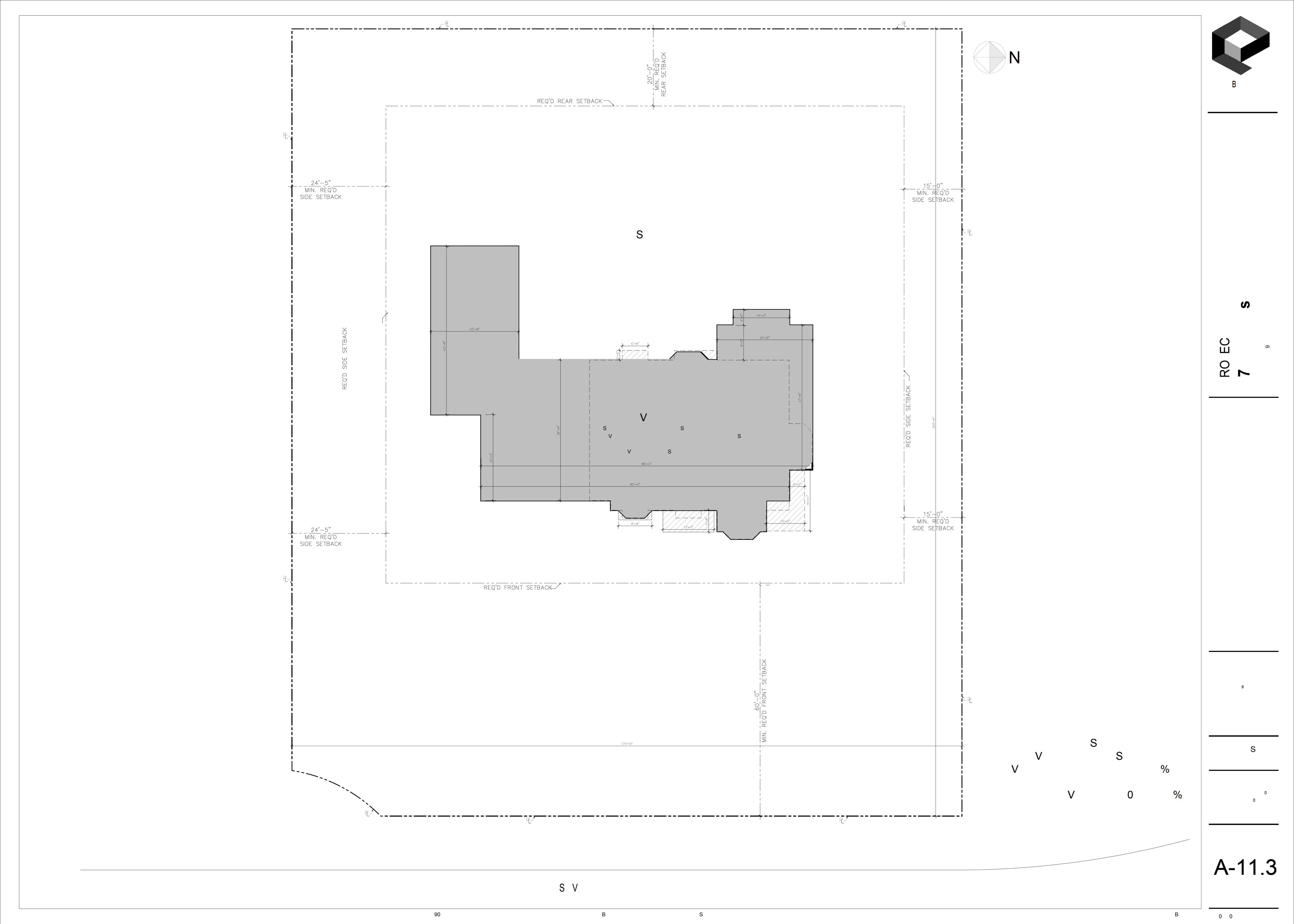
21 ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (91.6716)

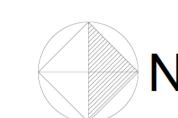
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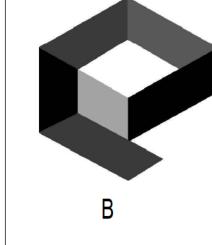
8- BUG SCREENS REQUIRED AT ALL GLAZING FOR SHADED PROPERTIES.











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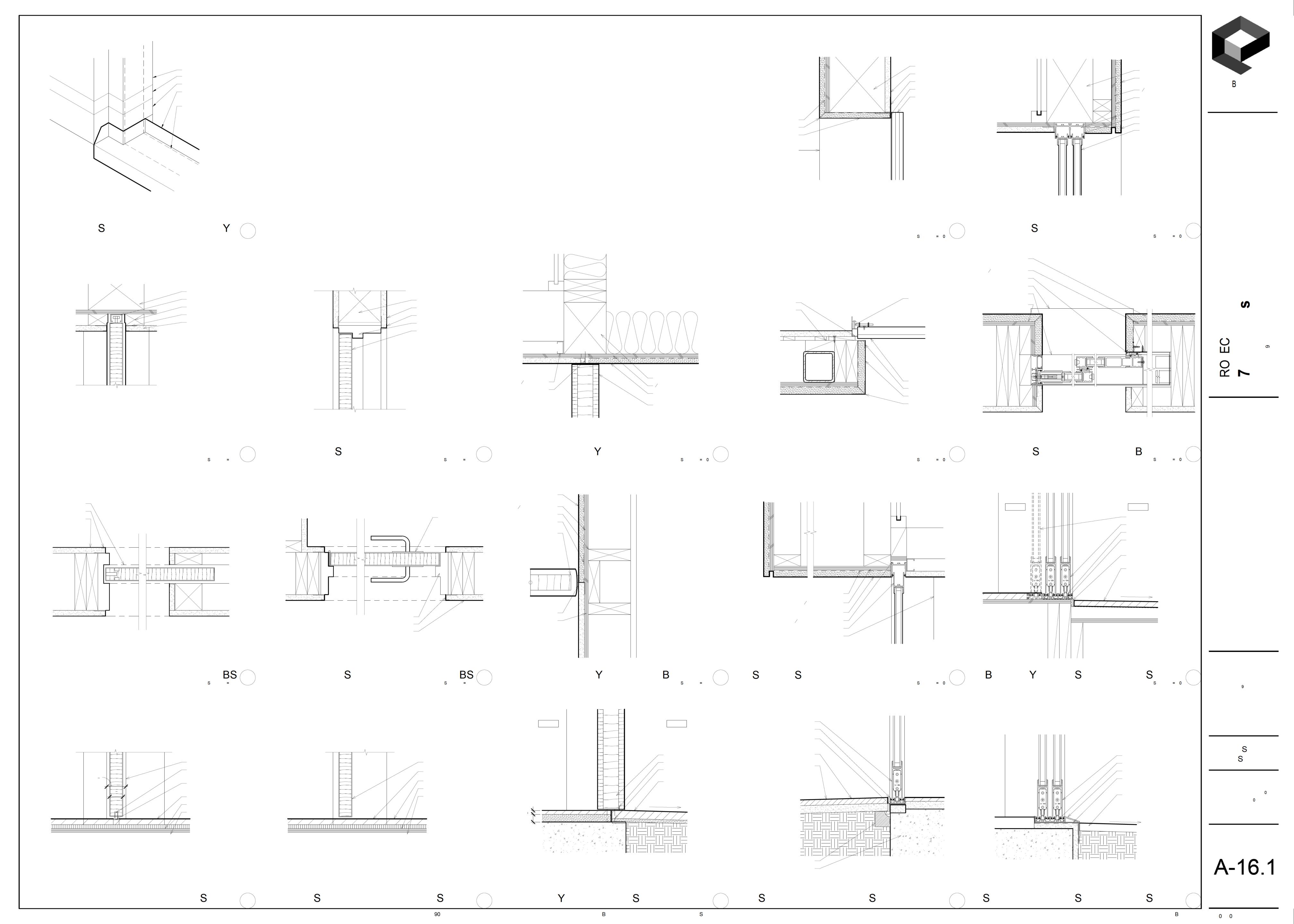
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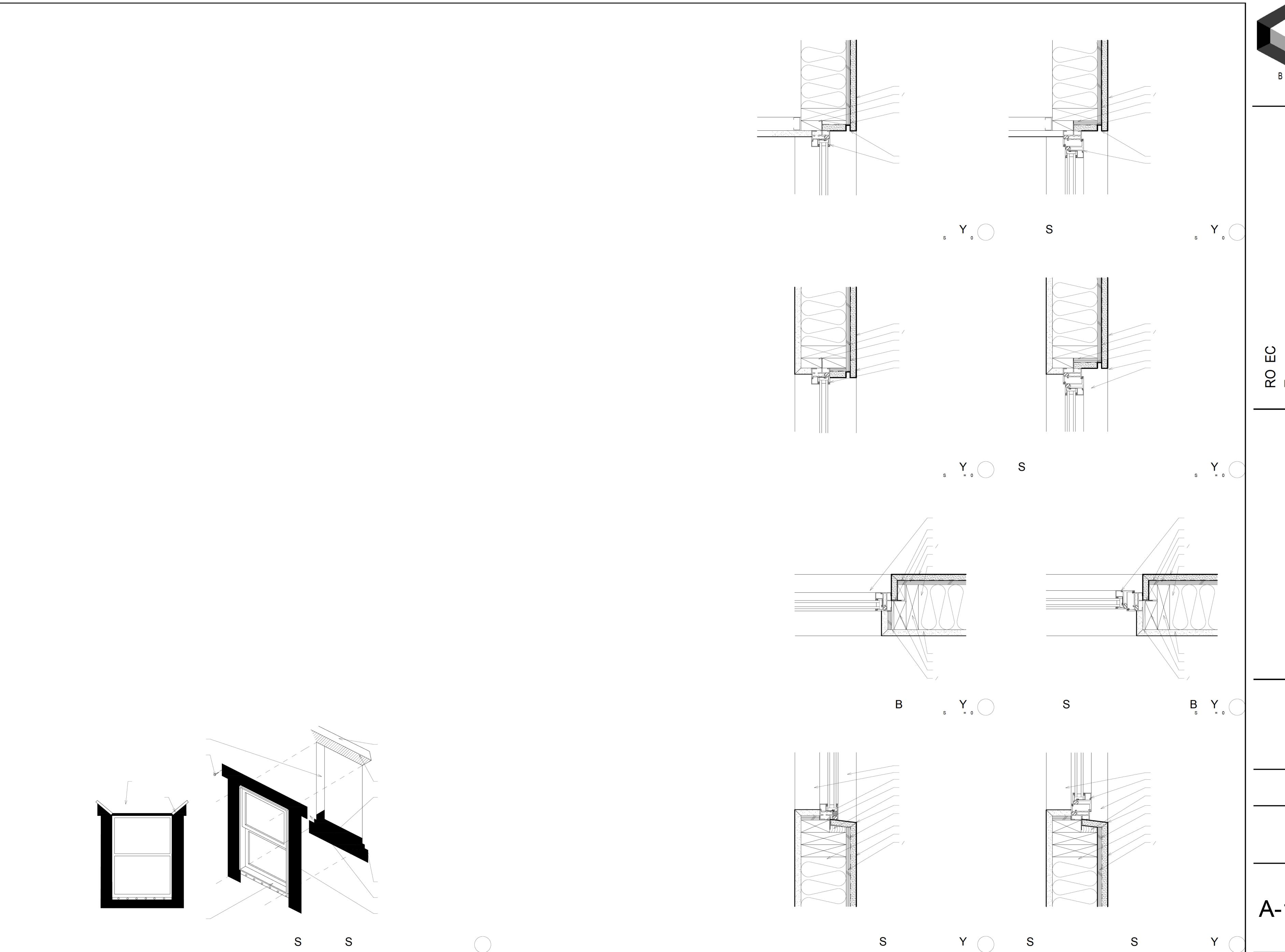
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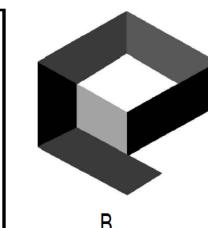
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Claremont City Council

Agenda Report

File #: 4086 Item No: 2.

TO: ARCHITECTURAL COMMISSION

FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JANUARY 26, 2022

Reviewed by: Finance Director: N/A

SUBJECT:

ARCHITECTURAL AND SITE PLAN REVIEW FILE #22-A02, REVIEW OF A 33-UNIT PERMANENT SUPPORTIVE HOUSING PROJECT AT 731 HARRISON AVENUE INCLUDING STAFF RECOMMENDATION TO ALLOW THE PROJECT TO ACCESS THE REAR OF THE PROPERTY VIA THE DRIVE AISLE FOR THE LARKIN PARK PARKING LOT - APPLICANT - JAMBOREE HOUSING CORPORATION

SUMMARY

The applicant, Jamboree Housing Corporation, with financial support from the City of Claremont, proposes construction of a 33-unit affordable housing project on vacant land owned by Pilgrim Place. The project is located at 731 Harrison Avenue on 0.552 acres that is currently zoned Institutional Residential (IR). The unit mix includes 23 one-bedrooms, 9 studios, and a two-bedroom apartment for the on-site property manager. The proposed building is two stories tall near Harrison Avenue and steps up to three and four stories near the center of the lot. Up to eighteen parking spaces are provided in a small lot located at the rear of the site. Accessing this lot can be accomplished via an on-site drive or use of the two-way drive aisle located in the Larkin Park parking lot located directly adjacent to the project. Staff recommends use of the park drive aisle for the reasons detailed below.

The applicant is requesting a density bonus to essentially double the density allowed under the current zoning (30 units per acre), reduce the front setback, and reduce parking to the amount that can be accommodated on the site, depending on the site plan allowed by the Commission. Density bonuses are permitted pursuant to the State Density Bonus Law and the more recently adopted Assembly Bill 1763. Considered a by-right development, the only discretionary approvals needed from the City are Architectural Commission review and approval of an access easement if the Larkin Park drive aisle is approved for use. If approved, Jamboree estimates all funding to be secured by October 2022, with construction starting in spring of 2023.

RECOMMENDATION

Staff recommends that the Architectural Commission adopt A RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF CLAREMONT APPROVING ARCHITECTURAL AND SITE PLAN REVIEW FILE #22-A02, REVIEW OF A 33-UNIT PERMANENT SUPPORTIVE AFFORDABLE HOUSING PROJECT AT 731 HARRISON AVENUE AND FURTHER APPROVING THE SITE PLAN OPTION THAT INCLUDES SHARED ACCESS THROUGH THE LARKIN PARK PARKING LOT DRIVE AISLE - APPLICANT - JAMBOREE HOUSING CORPORATION.

ALTERNATIVES TO RECOMMENDATION

In addition to the above action, there are the following alternatives:

- A. Deny the staff recommendation to allow access across the Larkin Park Parking Lot and approve the alternative site plan with all circulation provided on-site.
- B. Approve either the staff recommendation or the alternative site plan with additional or revised Conditions of Approval.
- C. Deny the proposal, specifically identifying the allowable reason for denial based on the criteria for denial outlined in State Density Bonus Law (Cal. Gov't Code § 65589.5), as described in the body of this report.

ANALYSIS

Background

City Partnership Role

Affordable housing is a high priority of both the City Council and the State of California. Providing affordable housing for low-income households is a particularly urgent need throughout the region and this project represents an effort by the City to meet its fair share of this type of housing, which is identified by the Regional Housing Needs Assessment (RHNA) and mandated by state housing law.

The City has been working with Pilgrim Place and affordable housing agencies for several years to develop this site for the provision of affordable housing. On Tuesday, January 25, 2022, the City Council will consider a request by Jamboree Housing Corporation, a California non-profit public benefit corporation to provide \$1.5 million in financial assistance from the City of Claremont to partially fund the development. Jamboree is set to apply for capital funding for the bulk of the project costs through Los Angeles County Development Authority (LACDA). The application is due in early February. City Council approval of the \$1.5 million commitment along with Architectural Commission approval of this design review will make the project much more competitive for the upcoming LACDA funding round. Without these approvals, the project is not likely to be funded for at least two additional years.

Pilgrim Place Role

Pilgrim Place is selling the property specifically for use as extremely low-income housing to further their mission and goals related to community service and care. The non-profit retirement community hopes to be actively involved in the service delivery and success of the project by being an active

partner through the involvement of their residents, boards, and committees.

Jamboree Housing Corporation

Founded in 1990, Jamboree Housing Corporation is an award-winning, nonprofit community development organization that develops, acquires, renovates, and manages permanently affordable rental and ownership housing throughout California for working families, seniors, and people with special needs. A leading community development organization, Jamboree is committed to sustaining excellence with high quality affordable housing and services that are good for the environment, the economy, and local communities. Jamboree currently has \$320 million in affordable housing projects in its development pipeline and a \$1.1 billion asset portfolio that includes the development of and/or ownership interest in more than 7,500 homes in more than 75 California communities.

Jamboree and the City have previously worked together to construct Courier Place, a 76-unit affordable housing project located at 111 South College Avenue. Courier Place is widely viewed as a success for the community and the residents it serves. At the time the project was completed, it was the first affordable housing project in Southern California to achieve the highest level of environmental certification, LEED Platinum, from the US Green Building Council.

Project Affordability Profile

The new development is intended to provide permanent supportive housing that offers robust onsite resident services for individuals who have formerly experienced or are currently experiencing homelessness. All units other than the manager unit will consist of households with incomes at or below 30% of the Area Median Income (AMI), also categorized as Extremely Low Income (ELI) units.

Jamboree Housing Corporation's resident services division, Housing with HEART (Helping Educate, Activate and Respond Together) (HWH) is the planned onsite service provider for the development. HWH utilizes best practice, evidence-driven models to transform lives and strengthen the community. HWH delivers high quality supportive services necessary to help residents succeed in staying stably housed, as well as overseeing the multiple agencies, partners, and volunteers who will also be engaged with the residents. Residents of the development will receive intensive case management, life skills training, and substance abuse counseling and treatment if necessary. The case management team will link residents to community services and provide opportunities for community engagement. Additionally, case managers will assist individuals with applying for eligible benefits such as Social Security Income (SSI), general relief, and food programs.

Zoning Information

The subject property has a General Plan land use designation of Institutional and is zoned Institutional Residential (IR). The 2018-2021 General Plan Housing Update designates the property as one of two sites recommended for "High Density Residential" housing as well as "Available for Very Low and Extremely Low-Income Households". The Housing Element also notes that the site's existing zoning allowed "by right development of 30 Units per acre".

The IR zone does indeed allow for the development of multiple-family residential housing with a density of 30 units per acre. Height limits for the IR District are 25 feet if within 25 feet of a public street, and 45 feet if within 100 feet of a street, and 100 feet if more than 200 feet from the street. Generally, the setback required from Harrison Avenue is 25 feet, however, the Architectural Commission may approve a reduced setback if it determines that the request is appropriate given the

character of the street. There are no minimum setbacks for the side and rear property lines.

State Density Bonus Law

Because the project is for one-hundred percent affordable housing, it qualifies for four "incentives" under Section 65915(b)(1)(G) and 65915(d)(2)(D) of State Density Bonus Law. Density bonus law allows by formula, for an 80 percent increase in density, which results in a maximum density of 31 units. The calculation of the density bonus is contained below in Table 1. Note that the math is rounded up because Section 65915(d) requires that "Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number".

Table 1
State Density Bonus Calculation

	Density	Permitted	•	Total Units Permitted (Including State Density Bonus)
0.552 Acre	30	17	14	31

The applicant is willing to construct the project at the permitted 31-unit density but would need to create at least two larger units to accommodate the number of residents needed to efficiently operate a facility of this type, which includes an on-site manager and on-site services. They note that the target population consists primarily of single individuals who are better served with studio and one-bedroom units as opposed to sharing multi-bedroom spaces with other residents. The result is a high unit count within a relatively small building envelope. Staff notes that the project's average unit size of 460 square feet is well below the average size of rental units in the City and about 30% of the average unit size. Staff, therefore, finds the request for two additional studio apartments in lieu of creating larger units is appropriate, especially given the limited number of sites that can support this type of housing project. As such, staff is recommending approval of the applicant's request for two additional units, beyond what is currently permitted under state housing law and the IR zoning district.

In addition to the above-described increase in the number of units and reduced parking standards (described below) that are mandated by state code, the applicant has also requested the following "development incentives" to make the project financially feasible in accordance with state density bonus law as amended by AB1763.

- 1. Reduce the setback from Harrison Avenue (south property line) from 25 feet to 19 feet
- 2. Increase in lot coverage from 60% to 75%.
- 3. Increase in Floor Area Ratio from 1.0 to 1.12
- 4. Increase the permitted unit count from 31 to 33 (allowing two additional studio units).

Reduced Parking Standards Mandated by State Code

The project is being constructed to exclusively serve extremely low-income individuals in a permanent supportive setting. A variety of on-site care and social services will be provided including assistance with transportation services. Individuals to be served in this project will have a very low vehicle ownership rate. In addition, multiple bus stops with regular service scheduled more than eight

times per day are located within a 2-3 block distance from the site. Based on its purpose, design, and location near transit, the project qualifies for the exemption from parking space minimums contained in Section 65915(p)(4) of the State Density Bonus Law.

Accordingly, the on-site parking that can be required would be only the parking for the manager's unit (1.5 spaces). If the current plan is approved, the project plans indicate that 18 parking spaces, including one-van accessible space, are to be provided. Both staff and the developer believe this amount of parking is adequate given the very low vehicle ownership rate of the target resident population.

Approval of Housing Projects Required by State Code

California Gov't Code § 65589.5, identifies housing as a critical issue for the state and requires that " a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need . . . without a thorough analysis of the economic, social, and environmental effects of the action". The code goes on to note that affordable housing projects shall not be disapproved by a local agency unless there is a preponderance of evidence in the record that one of the following conditions apply:

- 1. The City has met or exceeded its Regional Housing Needs Assessment (RHNA) requirement.
- 2. The project would have a specific, adverse impact on the public health or safety and there is no feasible method to mitigate or avoid this impact.
- 3. The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law.
- 4. The housing development project is proposed on land zoned for agriculture or resource preservation.
- 5. The housing development project is inconsistent with both the jurisdiction's zoning ordinance and General Plan land use designation as specified in any element of the General Plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a revised housing element in accordance with Govt Code Section 65588.

Staff does not believe any of the above-described conditions apply. As such, the Architectural Commission is in the position of being asked to review the project with the intent to provide comments that might make minor adjustments to the project design without making the project infeasible. The most significant item on the list of items to approve is the position on allowing the two additional studios and the preferred site plan (discussed below).

Project Description

The proposed unit configuration consists of nine studio apartments, twenty-three one-bedroom units, and one two-bedroom manager's unit. The floor area of the studios will be approximately 374 square feet and the one-bedroom units will range from 463 to 543 square feet. On-site amenities include: a 781 square foot community room with kitchen, 547 square foot leasing/office space, laundry room, roof deck, outdoor barbecue area, and trellis covered outdoor seating areas. A small parking lot at the rear of the property will provide up to eighteen parking spaces for the project.

The project design is intended to be a contemporary take on mid-century modern style that takes much of its inspiration from the design of the Joslyn Senior Center and many mid-century homes located in the vicinity of the site. Rectilinear stucco masses are composed into a larger form that provides visual interest as it steps back from the street. Ribbon windows, further emphasized by brown horizontal siding and strong horizontal shade canopies, provide strong horizontal lines that reinforce the mid-century design style. Exterior materials also include a smooth stucco finish, taupe-colored brick veneer on the base of the first floor, and Milgard Style Line windows with a dark brown (espresso) finish.

The proposed building is approximately 14'6" feet high where it is closest to the property line adjacent to Harrison Avenue (19'-1"). It then steps up to 25 feet (2 stories) at approximately 21'-8" from to the street, 35 feet (three stories) at 41'-5" from the street, and 45 feet (4 stories) at 64 feet from the street. The building, including an approximately 50-foot-wide section of fourth floor, is located approximately 5 feet from the east property line, which is adjacent to the Claremont Friends Quaker Church property. The preferred site plan (described below) allows the building to end south of the Church Building to provide for better access to light and air.

The project includes several outdoor living spaces to provide for social interaction outside of the relatively small private units. These spaces include a third-floor rooftop deck, a walled courtyard in front of the community room, a barbeque area, and a pair of wooden pergolas with patio seating located at the north end of the building. These areas are envisioned as social spaces, where residents can eat and gather or enjoy the outdoors immediately adjacent to their apartments.

The project site is currently vacant except for two mature Canary Palms and two Camphor trees. All four trees are located on the rear half of the site. There is an additional Incense Cedar tree located near the Southwest corner of the property, but that appears to be at least partially located off-site. The final disposition of that tree will be determined once the ownership is clarified. At this time, all existing trees are identified in the plans but a final decision on retention has not yet been made as to whether they can be retained. Grading required for the project may make retention infeasible. It also appears that the largest Camphor tree conflicts with the northwest corner of the building footprint and one of the palms conflicts with the footprint of the parking lot. Retention of those two trees would be problematic at best and could make the project infeasible if retention was required. Generally, Camphor trees are problematic for a dense development of this type due to their very large canopies and root crowns. Palms are easily relocatable, so staff encourages the landscape architect to consider retaining one or both trees.

The project will be amply landscaped, with plant types designed to fit the site and surrounding neighborhoods. Although 4 mature trees will need to be removed for the construction of this project and to allow for the financial feasibility of developing the site, the landscape plan calls for fourteen new box trees to be planted: (3) Coast Live Oaks, (3) Chinese Pistache, (2) Brisbane Box, (3) Pink Trumpet, and (3) Palo Blanco trees. The landscape plan also includes a variety of native and drought-tolerant shrubs, ground covers and vines.

All units are energy-efficient with Energy Star Certified appliances and solar photovoltaic panels. The apartments themselves have abundant natural light and operable windows. In addition, the project will include:

- 1. High-value insulation is required on all exterior walls and ceilings.
- 2. Energy Star or Low-E windows (low-emissivity) shall be installed throughout the Project.
- 3. All lighting fixtures shall be high-efficiency lighting.

- 4. Interior of all units shall use low-VOC paints and wallpapers.
- 5. All water fixtures will be low-flow or contain low-flow devices.

Alternative Site Plan

Early talks between staff and the developer determined that sharing access across the Larkin Park drive to a new parking lot at the rear of the new building offers a number of project benefits. Planning staff has spoken internally and held initial talks with all City Departments and the Los Angeles County Fire Department and has concluded that this preferred site plan should be approved, with the additional condition that the parking lot be improved to accommodate the added traffic, Fire Department approval and execution of a permanent access agreement between the City and Jamboree. This preferred site plan alternative, which is the basis for the project plans contained in Attachment B, is Figure 1 below.

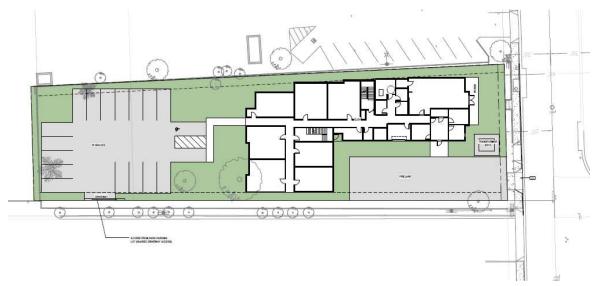


Figure 1. Preferred Site Plan with Shared Access via Larking Park Drive Aisle

If this site plan is not approved by the Architectural Commission, the developer would resubmit the plans utilizing a revised site plan that takes access only from Harrison Avenue. This alternative site plan is Figure 2 below.

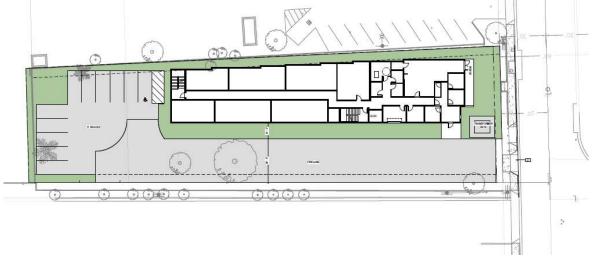


Figure 2. Alternative Site Plan with internal Access Only

Staff strongly prefers the first alternative (Figure 1) for the following reasons:

- 1. The plan allows for an L shaped building that will have a far superior massing that allows for variety and a better visual composition, creating a more livable space as opposed a single, straight corridor.
- 2. The plan allows for improved (approximately 20% increase) light and air for the adjacent property to the east.
- 3. The plan allows for the creation of seven additional parking spaces.
- 4. The plan allows for nearly twice as much landscape area on the site, including two highly functional outdoor spaces at the north end of the building.
- 5. The plan allows for the building to step down from 4 to 2 stories as it approaches the street.
- 6. By allowing the building to step down, the plan allows the opportunity for rooftop deck spaces to provide additional outdoor spaces.

Staff Evaluation

All findings for Architectural Review approval can be made pursuant to Section 16.300.060 of the Municipal Code and staff believes the proposal contains many positive features which will be an asset to Claremont including the following:

- Provision of much needed affordable housing units for extremely low-income persons in a permanent, supportive setting.
- Development of an underused residential site near public services and transit.
- Development of an attractive multi-family project in the Institutional Residential Zone that fits into the existing context of the mixed, multi-family and institutional neighborhood.

CEQA Review

The proposed project is exempt from the California Environmental Quality Act (CEQA) under CEQA Exemption Class 32 (In-Fill Development Projects - 14 C.C.R. § 15332), which exempts projects that meet the criteria for "in-fill development" set forth in that exemption. The proposed project meets all of those criteria.

PUBLIC NOTICE PROCESS

Notices were sent to property owners and residents in the vicinity of the project. This included notices to property owners within a 300' radius from the subject property.

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 Carissa Roque at croque@ci.claremont.ca.us.

Submitted by: Prepared by:

Brad Johnson Christopher Veirs
Community Development Director Principal Planner

Attachments:

A - Draft Resolution

B - Project Plans

ARCHITECTURAL COMMISSION RESOLUTION NO. 2022-__

A RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF CLAREMONT APPROVING ARCHITECTURAL AND SITE PLAN REVIEW FILE #22-A02, REVIEW OF A 33-UNIT PERMANENT SUPPORTIVE AFFORDABLE HOUSING PROJECT AT 731 HARRISON AVENUE AND FURTHER APPROVING THE SITE PLAN OPTION THAT INCLUDES SHARED ACCESS THROUGH THE LARKIN PARK PARKING LOT DRIVE AISLE – APPLICANT – JAMBOREE HOUSING CORPORATION

WHEREAS, on January 5, 2022, Jamboree Housing Corporation ("Applicant") filed a request for approval of Architectural Review (File #22-A02) to allow a 33-unit (including one on-site manager apartment) affordable housing project on a vacant 0.552 acre lot located at 731 Harrison Avenue ("Project"); and

WHEREAS, the Project is proposed to serve extremely-low income individuals in a permanent supportive facility that includes private one-bedroom (23) and (9) studio apartments, a two bedroom manager's apartment, a community room, laundry room, leasing and services office, outdoor seating and barbeque area, lawn area, and 18 parking spaces; and

WHEREAS, the Project is proposed to be located on a vacant 0.552 acre lot that is zoned Institutional Residential (IR), which permits multi-family residential housing up to a maximum density of 30 units per acre as well as assisted living including transitional and supportive housing; and

WHEREAS, the Project site is designated in the Claremont General Plan for Institutional uses and the 2018-2021 General Plan Housing Update designates the property as one of two sites recommended for "High Density Residential" housing as well as "Available for Very Low and Extremely Low-Income Households"; and

WHEREAS, the Project consists solely of rental units that are affordable to lower income families as provided in Section 50052.5, and qualifies as a special needs housing development as defined in Section 51312 of the California Health and Safety Code; and

WHEREAS, pursuant to State Density Bonus Law (California Government Code Sections 65915 – 65918) including Assembly Bill 1763, which requires the City to allow up to an 80% increase in density for projects that are completely affordable and waive minimum parking requirements for 100% affordable special needs projects of this type (California Government Code Section 65915(p)(4)), the Project is permitted by right to provide the up to 31 units with as little as two on-site parking spaces as long as the applicant enters into a density bonus agreement with the City to ensure the affordable units remain affordable for the prescribed period of time; and

WHEREAS, pursuant to State Density Bonus Law (California Government Code Sections 65915(d)(2)(D) the project qualifies for up to four additional incentives or concessions and the Applicant has requested concessions related to 1) front setback reduction, 2) Increase in allowable lot coverage, 3) increase in Floor Area Ratio, and 4) increase in permitted unit density from 31 to 33; and

WHEREAS, in advance of the Architectural Commission's January 26, 2022 meeting, notices were sent to property owners within 300 feet of the project; and

WHEREAS, at the Architectural Commission's duly-noticed public hearing held on January 26, 2022 via Zoom (as a virtual meeting), whereat the Commission conducted review of the architectural and site plans. At that meeting, members of the public were allowed to provide public testimony through written or verbal comments (or both). All persons wishing to testify in connection with Architectural Review 22-A02 (or the Project in general) were heard, and said proposal was fully studied.

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

SECTION 1. The Architectural Commission has determined that the proposed project, approval of a by-right affordable housing development on an infill site designated for high density residential in the General Plan and zoned Institutional Residential with a design that includes a state mandated density bonus an associated state-mandated development standard concessions, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines pursuant to Section 15332 (Exemption Class 32 In-Fill Development Projects – 14 C.C.R. § 15332), which exempts projects that meet the criteria for "in-fill development" set forth in that exemption. The proposed project meets all of those criteria; therefore, no further environmental review is necessary.

SECTION 2. Contingent on the City Council approving a bonus density agreement with the applicant, and concurring in the Architectural Commission's findings in this Resolution, the Architectural Commission finds that the review criteria of Section 16.300.060.A of the Claremont Municipal Code can be met in regard to the above-described Project as follows:

A. Conformity with Development Standards – The proposed development is in conformity with the development standards of this title and other applicable ordinances and regulations, except where deviations have been approved pursuant to other sections of City and state codes.

As permitted by state density bonus regulations, the Project may deviate from the development standards contained in the Institutional Residential (IR) zone including density, on-site parking requirements, setback, lot coverage, Floor Area Ratio and parking standards. The Project meets the development standards of all applicable regulations with the inclusion of the density bonus, parking exemption, and development standard concessions that are being requested by the Applicant.

B. **General Plan Consistency –** The proposed development is consistent with the goals and policies of the City's General Plan, and any adopted specific plans, approved master plans, and/or approved development plans.

The Project helps to meet many of the City's goals and policies, particularly those found in the Housing Element. One of the overarching goals in the General Plan is to "assist in the provision of affordable housing through new construction and preservation." Also, in addition to assisting the City in meeting its Regional Housing Needs Assessment goal, it meets the following General Plan goals and policies:

- 1. Housing Goal 8-3 Provide opportunities throughout the City for adequate and affordable housing in a wide range of housing types to meet the needs of all socioeconomic segments of the community.
- 2. Housing Policy 8-3.9 Use financial incentives and regulatory concessions to encourage the development of lower- and moderate-income housing.
- 3. Housing Goal 8-4 Accommodate and encourage housing that meets the unique living requirements of special needs groups in the City.
- C. Compatibility of Form with Surrounding Development The design of the proposed development will not unduly interfere with or visually dominate the established development pattern of the surrounding area and is compatible with existing development in terms of scale, height, and massing.

The Project is located on a vacant site bordered to the west by a City Park and Senior Center, to the north by a retirement community's medical building, to the east by a church and to the south by another retirement community and residential apartments. While the four-story building is taller than the surrounding buildings, those properties may choose to redevelop at higher densities in the future and are permitted to do so under their current zoning. In addition, the building has been designed to front the street with a two-story section and gradually step back to achieve its tallest point near the center of the lot. The plan also contains a richly landscaped site with trees and other plantings being provided to soften the building's mass and help it to better blend with surrounding development.

D. Compatibility of Quality with Surrounding Development – The proposed development's exterior design and appearance including exterior materials, ornamentation and trim are of a quality and architectural character that is compatible with or an enhancement to the surrounding development.

The project design is intended to be a contemporary version of the mid-century modern style and takes much of its inspiration from the design of the Joslyn Senior Center and many mid-century homes located in the vicinity of the site. Rectilinear stucco masses are composed into a larger form that provides visual interest as it steps back from the street. Ribbon windows further emphasized by brown horizontal siding and strong horizontal shade canopies provide strong horizontal lines that reinforce the mid-century design style. Exterior materials include a smooth stucco finish, taupe-colored brick veneer on the base of the first floor, and Milgard Style Line windows with a dark brown (espresso) finish, all of which are commonly found in surrounding development.

E. **Internal Consistency of Design –** All building elevations of the proposed development are architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

All elevations of the Project have been designed with a consistent style of architecture taking its inspiration from nearby mid-century modern buildings. The lines a series of rectilinear shapes and forms. Window patterns, colors and materials are generally the same on all elevations of the building.

F. **Privacy** – The proposed development is designed to respect the privacy of adjacent residential properties to the greatest extent possible.

The Project is located adjacent to the parking lot of a City-owned park, a church, a retirement community and multi-family homes on the east, and utility facility on the west. Although the building is tall (4 stories) and the site is narrow, the building's windows are located in a sensitive manner. Windows facing the street are well setback. Windows fronting toward the park are limited and Evergreen trees with a columnar form have been located to provide screening to reduce site lines to and from the park. Windows on the north end are the building are extensive but face the Project's parking lot and are further screened by proposed Coast Live Oak trees. The east elevation is the most problematic in that the windows are extensive and there is not room on the site to interrupt site lines with trees. For this elevation, the mitigating factor of the design is that the site plan orients this portion of the building toward a large parking lot that serves the adjacent church, as such this elevation is not anticipated to unduly impact privacy.

G. **Internal Circulation –** The site plan and design of the proposed development provide for adequate and safe vehicular, pedestrian, and bicycle circulation.

One of the fundamental design principles of the site plan for the Project is creation of a cohesive community focused environment where the residents can connect and feel safe. The site itself is long and narrow. Requiring all circulation to occur on site will significantly encumber this design intent. To assist with the project, City staff has suggested that the applicant utilize the adjacent drive aisle that serves the adjacent park. By approving this site plan and associated access easement, the vehicular circulation for the site becomes highly efficient and makes the pedestrian, bicycle, and fire access adequate and safe. There is very little vehicular traffic planned for the site; eighteen parking spaces are provided, however usage of these spaces, in terms of daily trips, is expected to be low.

H. **Sustainability** – The proposed development is energy and water efficient, meets applicable sustainability codes and guidelines adopted by the City, and will help the City achieve its sustainability targets.

The Project features passive cooling systems, operable windows, drought tolerant and native landscape, Energy Star appliances, and abundant natural lighting. The project will also have a rooftop solar system.

I.Tree Preservation – The proposed development is designed to preserve and/or retain onsite significant mature trees to the greatest extent possible. Removal of significant trees shall be avoided, except where such trees have been determined to be of poor health or where retention is economically infeasible.

Four mature trees will need to be removed for the construction of this project. Given the location of at least two of these trees, a financially feasible project could not be designed that would allow these trees to remain. However, staff has included a condition of approval requiring the applicant to work with staff to preserve or relocate these trees to the greatest extent possible.

J. **Light and Air –** The proposed development will not unreasonably impinge on neighbors' existing access to light or use of prevailing winds for natural ventilation, or cast a shadow over an existing solar energy system (active or passive).

The Project is a four-story affordable housing project which is large given its small narrow site. Generally, adjacent uses to the north, south and west will not be significantly impacted due to large setback and relative limited building frontages for those properties. For the property to the east, the building includes an approximately 50-foot-wide section that is four stories tall and located approximately 5 feet from the east property line. This building section, which is adjacent to the Claremont Friends Quaker Church property, is located just south of the Church Building which limits impacts to light and air to an existing parking lot.

K. Environmental Protections – The proposed development has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA), and meets the environmental protective standards in Chapter 16.154 of this title.

In accordance with the California Environmental Quality Act (CEQA), the Project is exempt from further CEQA review as described in Section 1 above.

L. **Health and Safety –** The visual effect of the development from view from the public streets will not be detrimental to the public interest, health, safety, convenience, or welfare.

The proposed Project will develop permanent supportive affordable housing on a vacant lot within an area zoned for and largely developed with institutional residential uses. The 32 studio and one-bedroom units and one manager's unit are designed to address an acute public health and safety issue by providing housing for individuals who would otherwise have a very high chance of being unhoused and living on local streets and public places. The facility is attractively designed and includes amenities and services that have been specifically designed for this target population. No traffic is anticipated due to the fact that most tenants will not drive regularly. The project has been carefully designed to minimize the potential for impacts from noise, privacy, and safety as described above and the staff report; therefore, the project will not be detrimental to health, safety, or welfare of the public.

SECTION 3. Contingent on the execution of an access easement and approval of the plan by the Los Angeles County Fire Department, the Architectural Commission hereby approves the staff recommended site plan (Figure 1 in the staff report) based on the review criteria outlined in Section 2 above.

SECTION 4. The Architectural Commission hereby approves Architectural Review 22-A02, which includes the granting of the four requested development standard concessions based on the review criteria outlined in Section 2 above, and subject to the following conditions of approval:

STANDARD CONDITIONS

1. This approval is for the architectural and site plan review (Architectural Review 22-A02) and associated development plans (including site plan, floor plans, elevations, and

schematic landscape plans) for the construction of a 33-unit affordable housing project providing permanent supportive housing for individuals with extremely-low incomes at 731 Harrison Avenue.

- 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. The Architectural Commission is the approval authority for any requests for extensions to Architectural Review 22-A02.
- 3. Prior to the issuance of building permits, the Applicant shall:
 - a. Work with City Staff and the Los Angeles County Fire Department to approve a fire access plan for the site. This plan may result in improvements being required for the Larkin Park parking lot and drive aisle and may include, but not be limited to: addition of a cul-de-sac or hammerhead, slurry sealing of the parking lot, restriping, widening, or expansion of the existing driveway approach.
 - b. Work with City Staff to repair or remove and replace the existing perimeter wall located along the west property line. The design of the wall should be attractive and blend with surrounding development and provide adequate security between the properties.
 - c. Provide the design of the vehicle access/security gate to the rear parking lot for review and approval by the City Planning Division.
 - d. 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.
 - e. Submit a detailed planting and irrigation plan that demonstrates compliance with the California Model Water Efficient Landscape Ordinance (MWELO).
 - f. Ensure that the construction documents submitted for plan check are in substantial conformance with the Architectural Commission approval.
 - g. Ascertain and comply with the requirements of the Los Angeles County Fire Department including approval of a Fuel Modification Plan for the proposed landscaping, if required.
 - h. Pay all applicable permit and development review fees as established by City ordinances and resolutions.
 - i. Pay all outstanding development review fees associated with the processing of the entitlements.
 - j. 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. Work with City Planning Staff and the City Arborist to receive approval of a tree disposition that preserves in place or relocates on site all existing trees on the site to the greatest extent financially feasible for the project.
 - b. 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 plan check, permit and development impact 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. Drainage fees.
 - iv. 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:
 - 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 existing residences 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. 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.
- 9. 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.
- 10. 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.
- 11. All units are required to be constructed with solar panels, as required by CalGreen and Title 24 of the Uniform Building Code.

SECTION 16.154.070 CONDITIONS

- 1. Pursuant to Section 16.154.070 NEIGHBORHOOD PROTECTION the following conditions apply:
 - a. No trailers, boats, camper shells, disabled vehicles, or other vehicles incapable of movement under their own power or not currently licensed for use on public streets, no motor homes that have a total height of more than nine feet, a width of more than eight feet, and/or a total length of more than 19 feet, and no trucks or pick-up trucks with slide-in campers that have a total height in excess of nine

feet, width of more than eight feet, and/or a total length of more than 22 feet, shall be parked, stored or allowed to remain for a period of more than 24 hours on any residential property except if parked or stored within a garage or in a side or rear yard area that is enclosed with a non-transparent fence, a wall, or continuous row of shrubbery, not less than five feet high. No such vehicles shall be parked in any yard area between a house and the street, when such yard area is not enclosed with a non-transparent fence, a wall, or continuous row of shrubbery, not less than five feet high. The Director of Community Development may grant a temporary recreational vehicle parking permit to allow the temporary parking of such vehicle on residential property for a maximum of 14 days per dwelling unit per calendar year. The 14 days may be consecutive or spread throughout the calendar year.

- b. No commercial vehicles having a manufacturer's gross vehicle weight rating of 10,000 pounds or more, or which are incapable of movement under their own power shall be parked or stored in any residential district, except as otherwise permitted pursuant to Section 10.32.180 of the Municipal Code.
- c. No building materials, machinery, or other materials or equipment used in or for a business shall be stored outdoors on any lot in any residential district, except during construction on the lot.
- d. No person shall park any vehicle on any landscaped or unpaved area that is not enclosed with a non-transparent fence, a wall, or continuous row of shrubbery, not less than five feet high.
- e. No person shall place any cargo container or "sea container" in any residential district without the prior approval of the Director.
- f. No person shall make repairs to or perform work on motor vehicles in the street, on a residential driveway, or in any residential yard area visible to the street except as follows:
 - For the purpose of making repairs, for a period not to exceed five hours, when the need for the repairs arises suddenly and unexpectedly due to a mechanical breakdown.
 - ii. For minor routine maintenance such as washing and waxing cars, changing oil or tires, or the installation of minor accessories, for a period not to exceed eight hours, provided the motor vehicles are owned by the residents at the property where such maintenance is being performed, and such maintenance takes place on a paved surface.
- Pursuant to Section 16.154.060 DETRIMENTAL AND UNSIGHTLY CONDITIONS, all buildings, structures, yards, and other improvements shall be maintained in a manner which is compatible with and which does not have a detrimental effect on adjacent or nearby property.
- 3. Pursuant to Section 16.154.050 OUTSIDE STORAGE, all outside storage shall be located at the interior sides or the rear of buildings, and appropriately screened by a solid fence/wall, and/or landscaping. No such outside storage shall be located in the front or street side setback areas, or in a location visible to the street, unless otherwise permitted by this Code.

- 4. Prior to the issuance of building permits, a lighting plan containing the following components will require approval by the Planning Division: 1) site plan with proposed location of exterior lights; 2) type, design, and size of light fixture; 3) height of light fixture; and 4) type and total wattage of lamps.
- 5. Pursuant to Section 16.154.030 OUTDOOR LIGHTING AND GLARE, excessive light and glare shall be limited by the use of appropriate light fixtures, shielding devices and directional lighting methods. In addition:
 - a. Outdoor light fixtures shall be designed, installed, and maintained so as to direct light only onto the property on which the light source is located. Light source is not directly visible from the public right-of-way or abutting residential properties.
 - b. In residential areas, no mercury vapor utility yard lights or other light fixtures with high intensity discharge lamps or bulbs, which are not designed to limit or control where light is directed and/or which do not shield the light source from direct view from neighboring residential properties or public rights-of-way, shall be permitted.
 - c. No industrial or commercial operation, activity or lighting shall be permitted which results in the direct illumination of residential properties or uses.
 - d. Any indirect illumination of neighboring residential properties or uses shall not exceed 0.5 footcandles at the property line as measured horizontally and vertically from adjacent grade to a height of 14 feet.
 - e. No outdoor lighting fixtures for a single-family home or in any Single-Family Residential Districts shall be mounted more than 14 feet above adjacent grade on any wall or structure except when used to illuminate a second-story entryway, balcony, or outside stairway, in which case the fixture shall not be higher than eight feet above the floor of the second story.
 - f. Outdoor lighting for multi-family residential properties shall be designed, installed, and maintained so that direct rays of light are directed downward into the interior of the lot.
 - g. Lighting for parking areas newly constructed with six or more spaces shall be subject to the lighting standards set forth in Chapter 16.136.
 - h. All illumination of signs shall be reviewed and approved per the provisions of Title 18.
- 6. 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.
- 7. No chain link permitted on-site.
- 8. All rooftop mechanical equipment shall be screened.

Architectural Commission Resolution No. 2022-Page 12

- 9. Exterior benches specifications shall be approved by the Planning Division.
- 10. The Project will meet updated State Law (Cal Green and Title 24). Other specific requirements include:
 - a. All units and buildings shall include solar photovoltaic panels.
 - b. High-value insulation is required on all exterior walls and ceilings.
 - c. Energy Star or Low-E windows (low-emissivity) shall be installed throughout the Project.
 - d. All lighting fixtures shall be high efficiency lighting.
 - e. Interior of all units shall use low-VOC paints and wallpapers.
 - f. All water fixtures will be low-flow or contain low-flow devices.

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

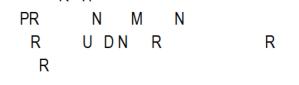
Passed, approved, and adopted this 26th day of January 2022.

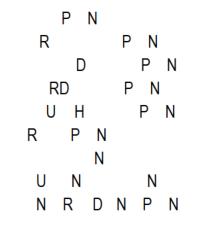
	Architectural Commission Chair
ATTEST:	
Architectural Commission Secretary	

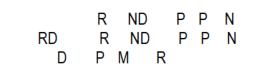




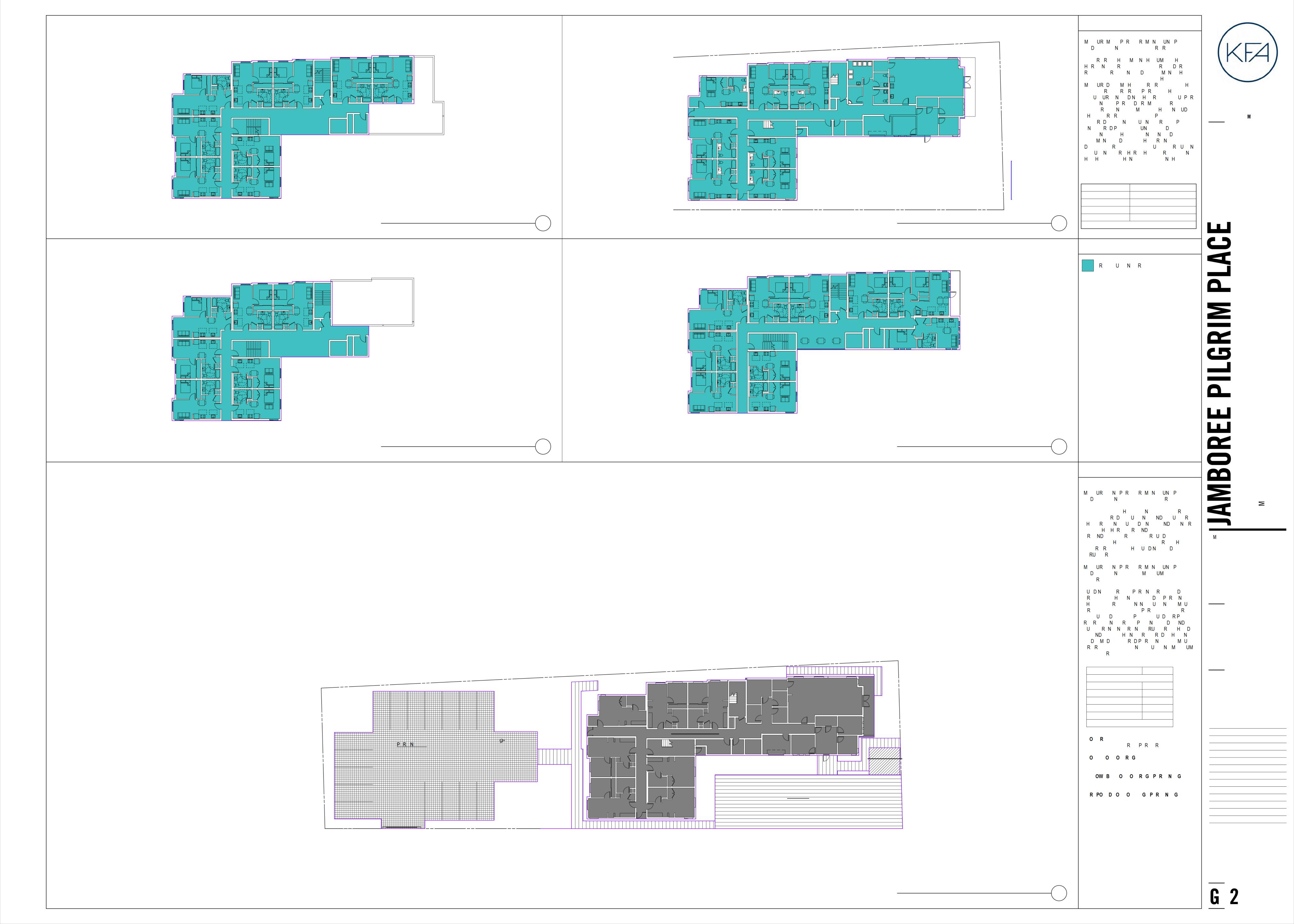


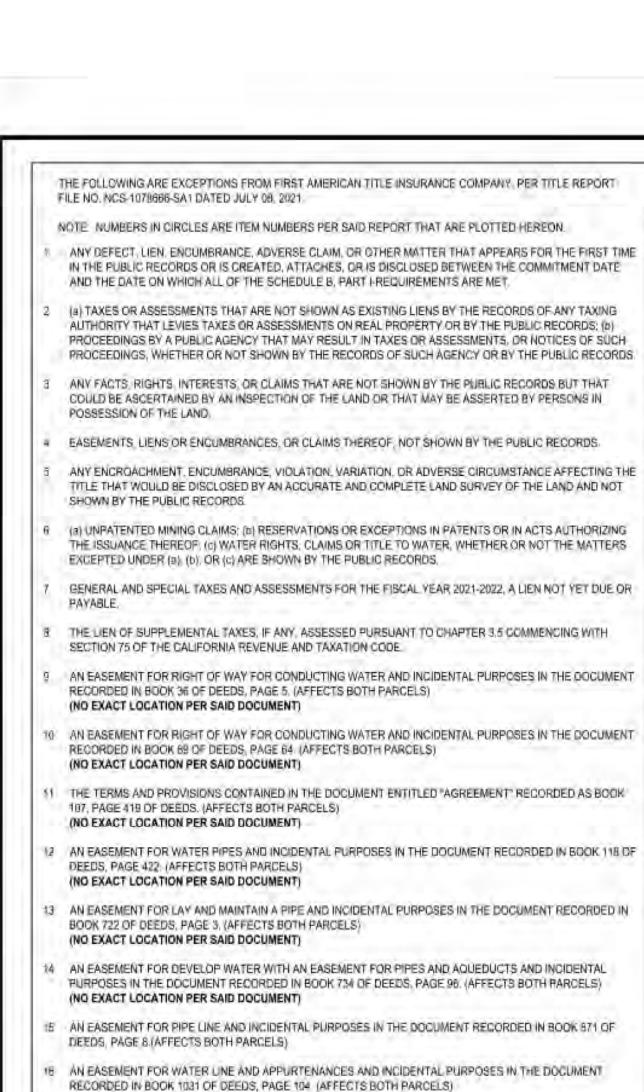












AN EASEMENT FOR DEVELOPMENT OF WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN

AN EASEMENT FOR TO CONDUCT WATER BY PIPE AND INCIDENTAL PURPOSES IN THE DUCUMENT RECORDED

AN EASEMENT FOR CONDUITS, PIPES, AQUEDUCTS, DITCHES AND FLUMES AND INCIDENTAL PURPOSES IN THI

AN EASEMENT FOR PIPES, AQUEDUCTS, DITCHES, FLUMES AND CONDUITS FOR THE CARRIAGE OF WATER.

AIR, OIL AND GAS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 1695 OF DEEDS. PAGE

AN EASEMENT FOR TO CONDUCT WATER BY PIPE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED

AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 3717 OF

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 4028 OF

DEEDS, PAGE 220, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE,

NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY.

TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42. SECTION 3604(c), OF

HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS

LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS,

RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR

THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL

DOCUMENT RECORDED IN BOOK 1691 OF DEEDS, PAGE 104, (AFFECTS BOTH PARCELS)

AN EASEMENT FOR RIGHT OF WAY AND USE OF WELL AND INCIDENTAL PURPOSES IN THE DOCUMENT

(NO EXACT LOCATION PER SAID DOCUMENT)

ING EXACT LOCATION PER SAID DOCUMENTI

DEEDS, PAGE 259. (AFFECTS BOTH PARCELS)

(NO EXACT LOCATION PER SAID DOCUMENT)

(SAID COVENANTS OUTSIDE SUBJECT PARCEL)

78 (AFFECTS BOTH PARCELS)

(AFFECTS BOTH PARCELS)

BOOK 1365 OF DEEDS, PAGE 232, (AFFEG IS BOTH PARCELS

IN BOOK 1541 OF DEEDS, PAGE 26, (AFFECTS BOTH PARCELS)

IN BOCK 2453 OF DEEDS, PAGE 134. (AFFECTS BOTH PARCELS)

RECORDED IN BOOK 1527 OF DEEDS, PAGE 300, (AFFECTS BOTH PARCELS)

25 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 4100 OF DEEDS, PAGE 70, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE. LIMITATION OR DISCRIMINATION BASED ON FACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(c), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (AFFECTS BOTH PARCELS) (SAID COVENANTS OUTSIDE SUBJECT PARCEL) 26) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCLIMENT RECORDED IN BOOK 4324 OF

DEEDS, PAGE 284, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS. NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(e), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. ITHE RIGHT TO ATTACH TO A CERTAIN PIPE LINE FOR THE DOMESTIC USES NOW LOCATED IN THE CENTER OF LOT "A" OF SAID TRACT NO. 427 AND ALSO THE RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND UPON ALL, EXCEPTING THE NORTH SIXTY (60) FEET OF SAID LOT "A" IN TRACT NO. 427 AS PER DEED.) (PLOTTED HEREON)

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 4329 OF DEEDS, PAGE 245, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE. LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANGESTRY, SOURCE OF INCOME OR DISABILITY TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(6), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING DR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (AFFECTS BOTH PARCELS) (SAID COVENANTS OUTSIDE SUBJECT PARCEL)

28 AN EASEMENT FOR CONSTRUCTING, MAINTENANCE, OPERATION AND REPAIR OF WELL AND PUMPING PLANT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 5563 OF DEEDS, PAGE 121, (AFFECTS BOTH PARCELS!

29 AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 9321, PAGE 193 OF OFFICIAL RECORDS (AFFECTS BOTH PARCELS)

IX AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 16425 PAGE 73 OF OFFICIAL RECORDS (AFFECTS BOTH PARCELS)

AN EASEMENT FOR INGRESS AND EGRESS, SEWER UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 23362, PAGE 255 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)

2. AN EASEMENT FOR INGRESS AND EGRESS, SEWER AND UTILITY LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 23422, PAGE 154 OF OFFICIAL RECORDS, (AFFECTS BOTH PARCELS)

3 AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 24772, PAGE 337 OF OFFICIAL RECORDS, (AFFECTS BOTH PARCELS) (SAID EASEMENT OUTSIDE SUBJECT PARCEL)

INSTRUMENT NO. 2807, IN BOOK 30500, PAGE 366 OF OFFICIAL RECORDS, (AFFECTS BOTH PARCELS) (SAID EASEMENT OUTSIDE SUBJECT PARCEL)

INSTRUMENT NO. 4326 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)

36 AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH OIL 1990 AS INSTRUMENT NO. 90-377196 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)

AN EASEMENT FOR PIPE LINES AND APPURTENANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 18, 1990 AS INSTRUMENT NO. 90-721171 OF OFFICIAL RECORDS. (AFFECTS 80TH PARCELS)

AN EASEMENT FOR UTILITIES AND RELATED STRUCTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 09, 1996 AS INSTRUMENT NO. 96-1268154 OF OFFICIAL RECORDS, (AFFECTS BOTH

39 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 22. 1997 AS INSTRUMENT NO. 97-111432 OF OFFICIAL RECORDS. (AFFECTS BOTH PARCELS)

 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "COMMUNICATIONS. AFFECTS BOTH PARGELS) (SAID EASEMENT OUTSIDE SUBJECT PARCEL)

WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS. WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY

42 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

43 FIGHTS OF PARTIES IN POSSESSION.

(SAID EASEMENT OUTSIDE SUBJECT PARCEL)

AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 08, 1949 AS

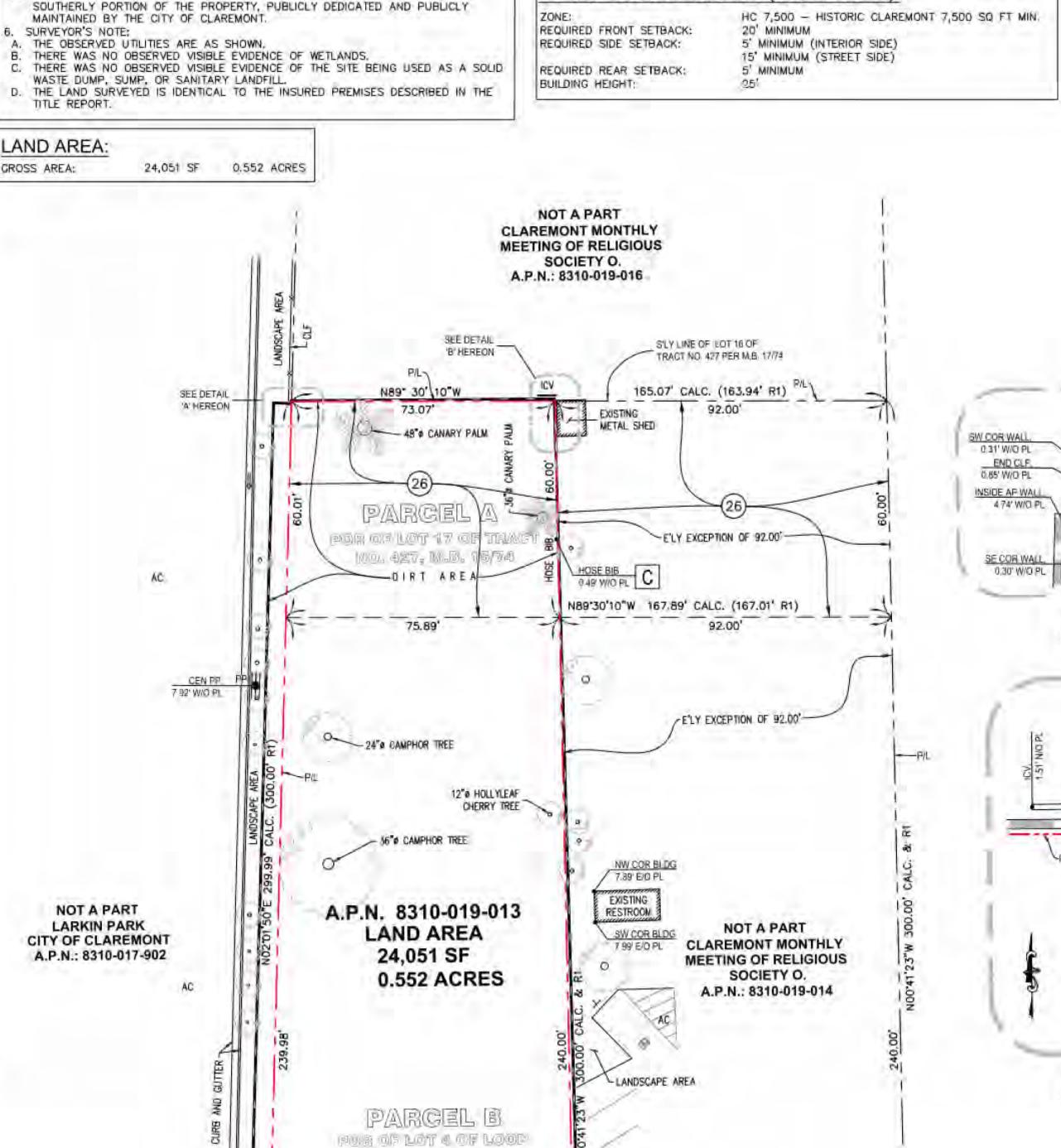
5 AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 01, 1957AS (SAID EASEMENT OUTSIDE SUBJECT PARCEL)

(SAID EASEMENT OUTSIDE SUBJECT PARCEL)

(SAID EASEMENT OUTSIDE SUBJECT PARCEL)

(LEGAL DESCRIPTION WIPED OUT (UNREADABLE) ON SHEET 5) (SAID EASEMENT OUTSIDE SUBJECT PARCEL)

EASEMENT AGREEMENT* RECORDED APRIL 27, 2010 AS INSTRUMENT NO. 20100563867 OF OFFICIAL RECORDS.



BASIS OF BEARING: THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE BEARING OF NORTH 89' 30' 10" WEST OF THE CENTERLINE OF HARRISON AVENUE AS SHOWN ON TRACT NO. 16904 RECORDED IN MAP BOOK 412, PAGES 29-30 RECORDS OF LOS ANGELES COUNTY.

FLOOD ZONE:

NO OBSERVABLE EVIDENCE OF CEMETERIES WITHIN 100 FEET OF THE PROPERTY,

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR

THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT

NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY AT THE TIME OF SURVEY.

HARRISON AVENUE, ALL PUBLICLY DEDICATED AND PUBLICLY MAINTAINED BY THE

A. THE PROPERTY HAS PEDESTRIAN PUBLIC ACCESS (PUBLIC SIDEWALK) THROUGH

B. THE PROPERTY HAS VEHICULAR ACCESS THROUGH HARRISON AVENUE AT THE

RECENT CONSTRUCTION:

POSITIONAL ACCURACY:

PROPERTY ACCESS:

BUILDING ADDITIONS WITHIN RECENT MONTHS.

CHANGES IN THE STREET RIGHT OF WAY LINES:

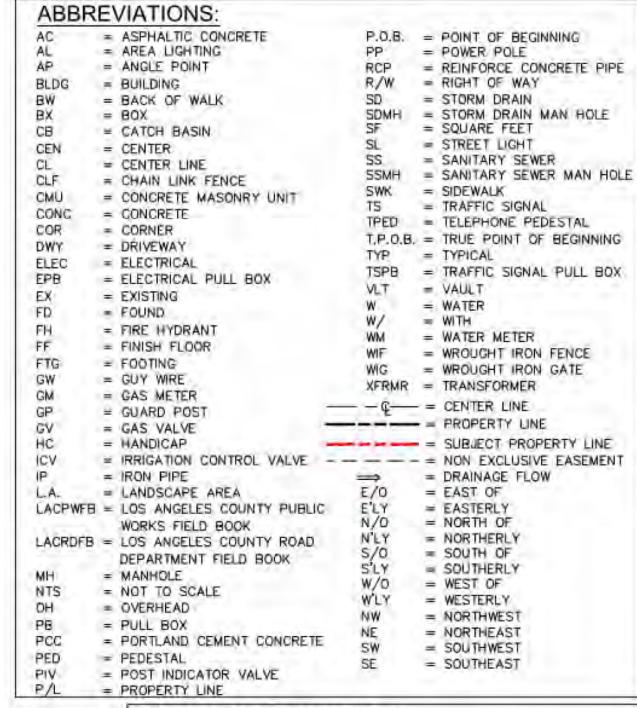
WHICH IS SPECIFIED ON THIS SURVEY.

THIS PROPERTY IS SHOWN AS COMMUNITY - PANEL NO. 060109-1750-F, AS PER MAP NUMBER 06037C1750F DATED SEPTEMBER 26, 2008 AND DESIGNATED AS ZONE X.

ZONE X: AREA OF MINIMAL FLOOD HAZARD

ZONING CLASSIFICATION (CLAREMONT):

VICINITY MAP



LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 17 OF TRACT NO. 427. IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE

OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 74 OF MAPS, IN THE OFFICE OF

INSIDE AP WALL,

0.42 W/O PL

0.44' E/O PL

METAL SHED

0.51 E/O PL

DETAIL 'B'

SCALE : 1" = 4"

THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM SAID LOT THE EASTERLY 92 FEET. PARCEL B: THAT PORTION OF LOT 4 OF THE LOOP TRACT, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 4, WITH THE NORTH LINE OF HARRISON AVENUE, 60 FEET WIDE: THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT TO THE SOUTHWEST CORNER OF LOT 17 OF TRACT NO. 427, AS PER MAP RECORDED IN BOOK 15, PAGE 74 OF

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 167.01 FEET TO THE WEST LINE OF LOT 'A' OF SAID TRACT NO. 427; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF HARRISON AVENUE: THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING EXCEPTING THEREFROM THE EASTERLY 92 FEET

FOR CONVEYANCING PURPOSES ONLY: APN 8310-019-013 SURVEYOR'S CERTIFICATE

TO JAMOBREE HOUSING AND FIRST AMERICAN TITLE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2. 3, 4. 6(4), 6(6), 8, 10. 11. 13, 14, 16, 18 AND 19 OF TABLE A THEREOF.

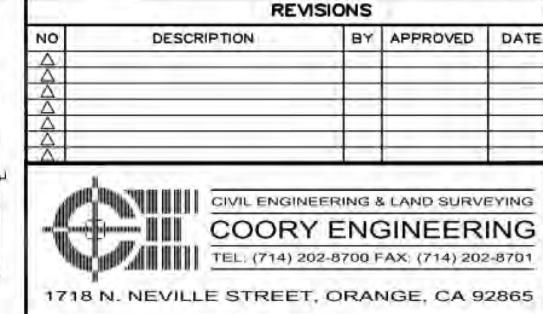
THE FIELD WORK WAS COMPLETED ON OCTOBER 05, 2021.

SAMIR M. KHOURY P.E. R.C.E. 30567, EXPIRES 03/31/2022 E-MAIL SKHOURY@COORYENGINEERING.COM

NOTE CALIFORNIA CIVIL ENGINEERS WITH LICENSES UP TO NO. 33,065 ARE AUTHORIZED TO PRACTICE SURVEYING

No. 30567

EXP. 3-31-2022



A.L.T.A./N.S.P.S SURVEY **731 HARRISON AVENUE CLAREMONT, CA 91711**

A.P.N. 8310-019-013 CHECKED BY: SMK JOB NO: 800-101

CHRIEGARD PRINTS BEARING 10-18-21

REFERENCE NOTE:

RIGHT OF WAY.

R1 TRACT NO. 427 M.B. 15/74

ENCROACHMENT LIST:

INTO SUBJECT PROPERTY.

INTO SUBJECT PROPERTY.

INTO STREET RIGHT OF WAY.

A PORTION OF N'LY BLOCK WALL ENCROACHES UP TO 0.11'

C HOSE BIB ENCROACHES 0,49' INTO SUBJECT PROPERTY.

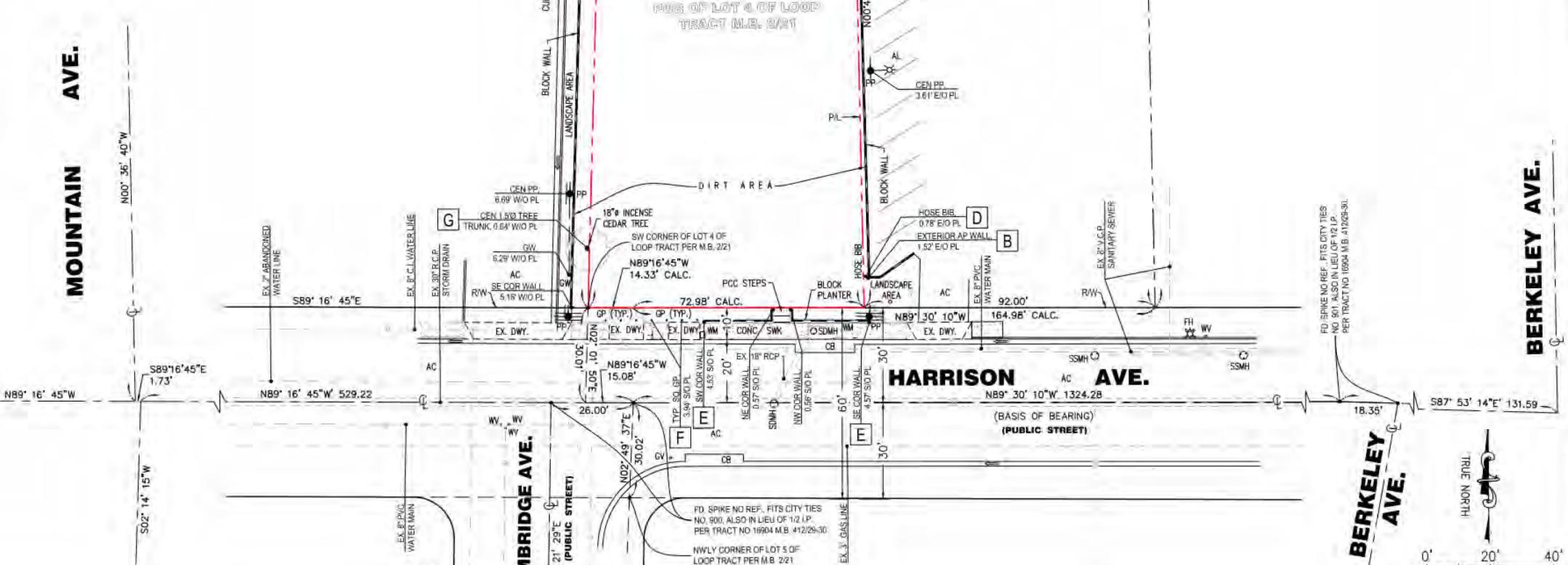
FORTION OF E'LY BLOCK WALL ENCROACHES UP TO 0.42"

HOSE BIB ENCROACHES 0.78' INTO ADJACENT NEIGHBORING

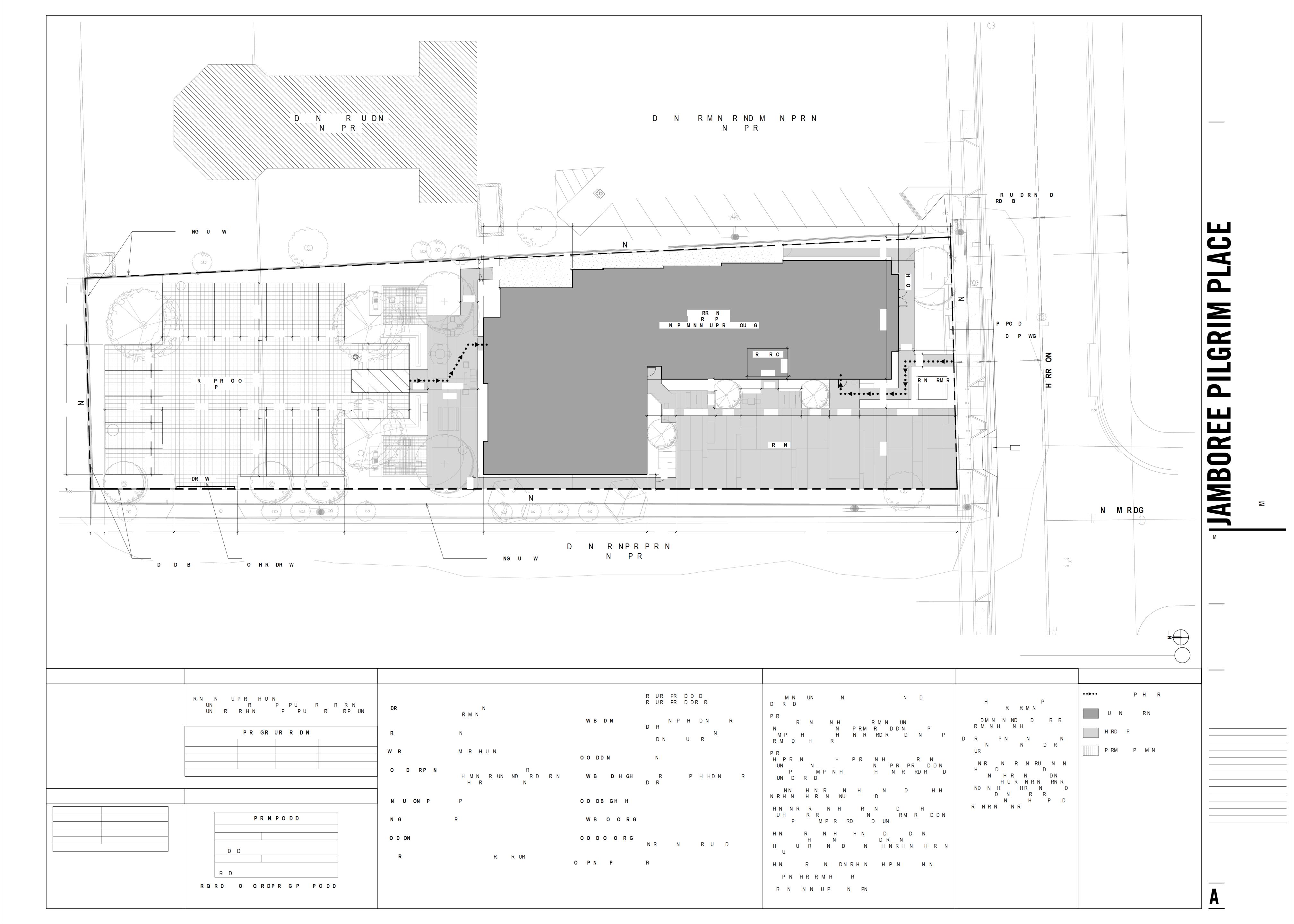
CMU BLOCK PLANTER ENCROACHES FROM 0.56' UP TO 4.57'

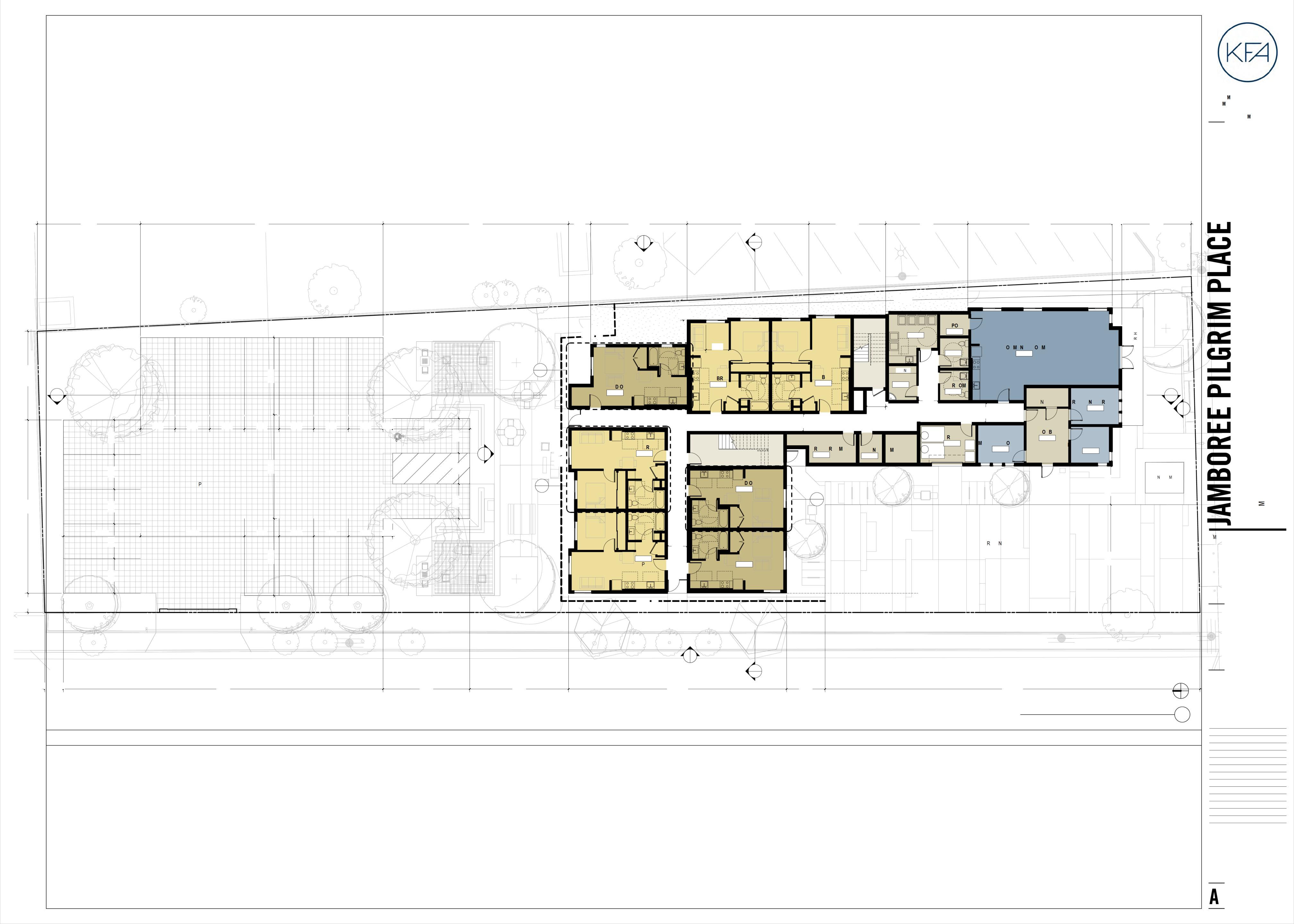
F TYPICAL SQUARE GP ENCROACHES UP TO 3.94' INTO STREET

G 18" TREE TRUNK ENCROACHES UP 0.11" INTO TO SUBJECT PROPERTY.

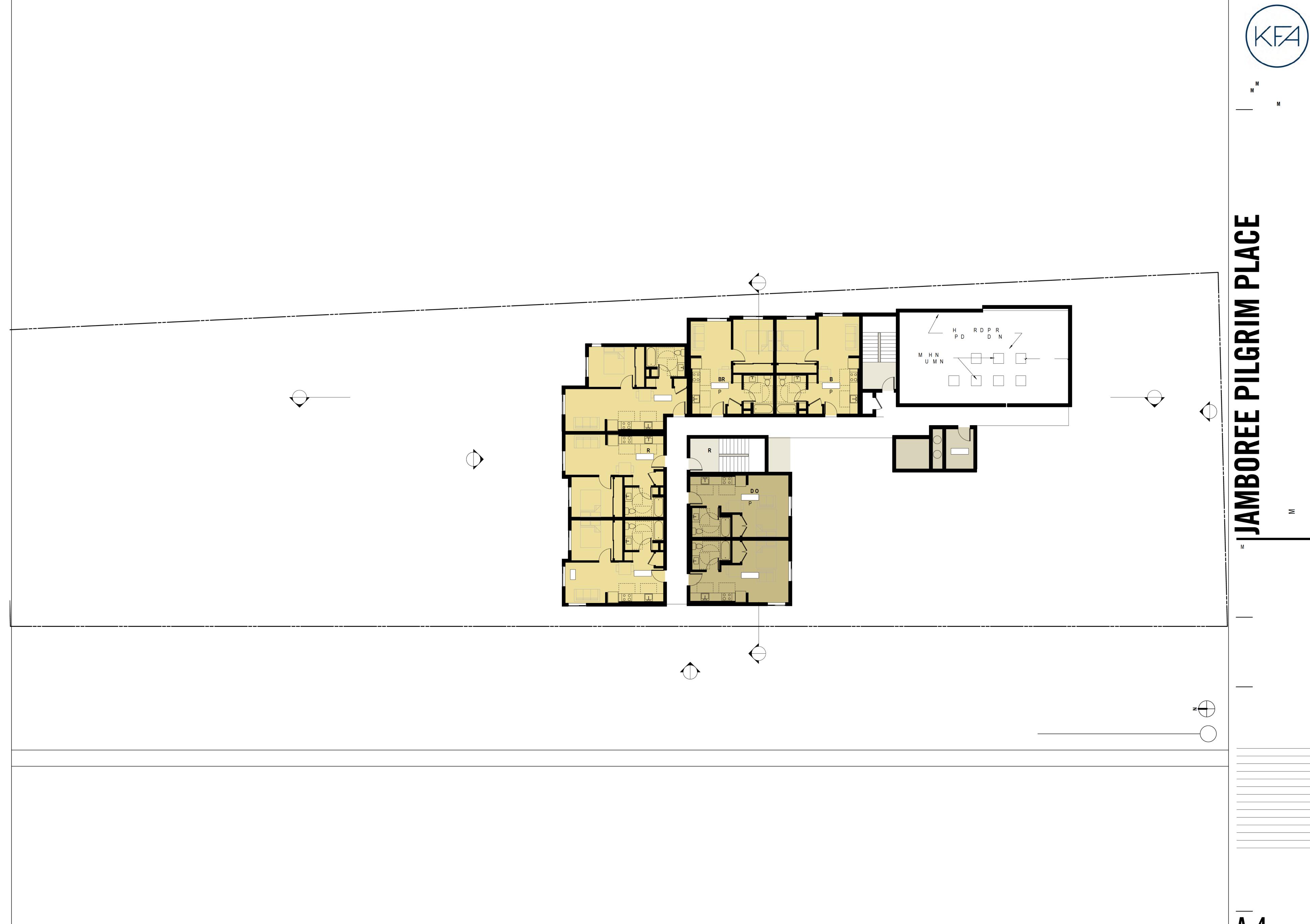


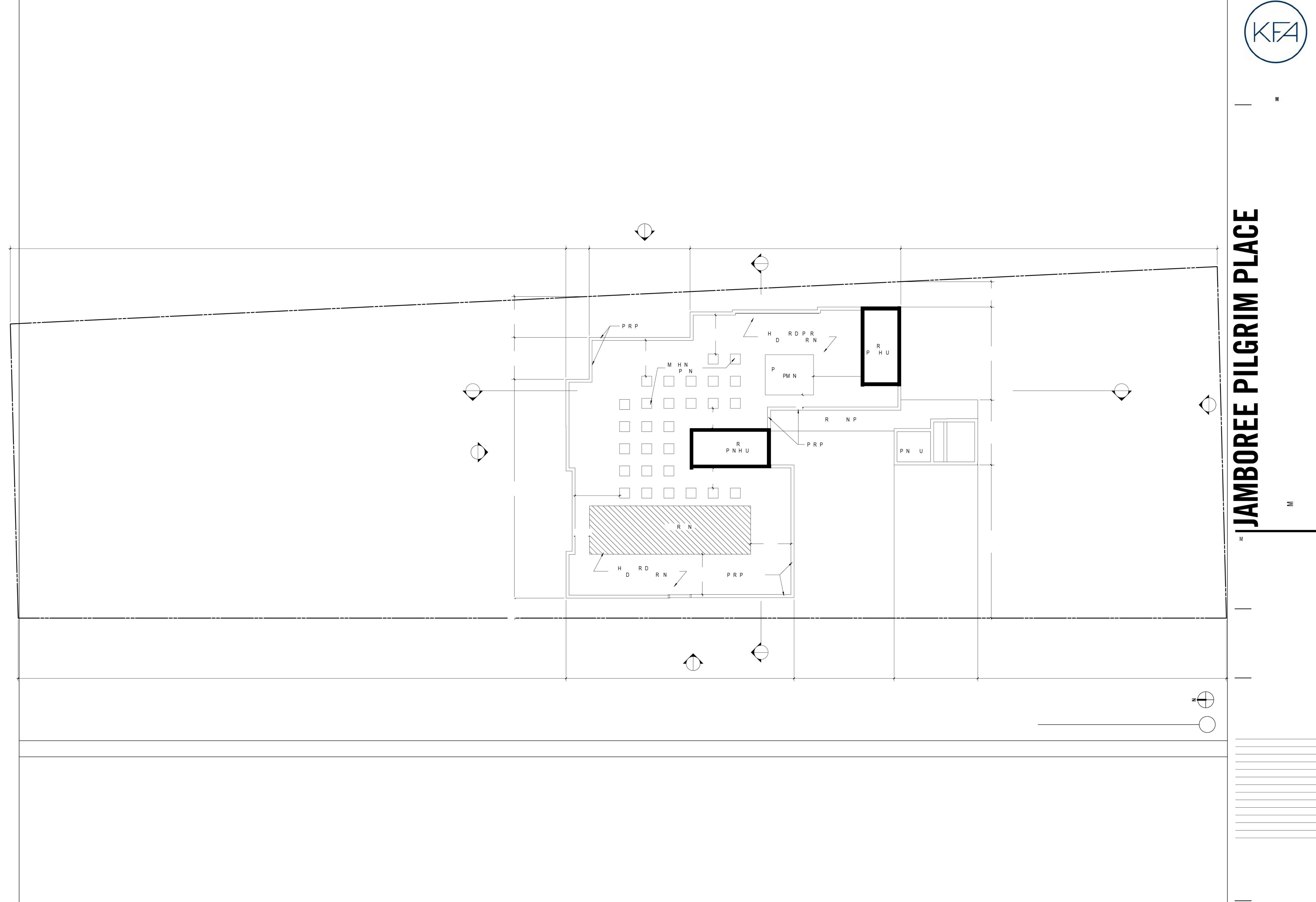
P:\DWG\800-101\DWG\ALTA\800-101 - ALTA.dwg Plotted: Oct 18, 2021 Yosimor



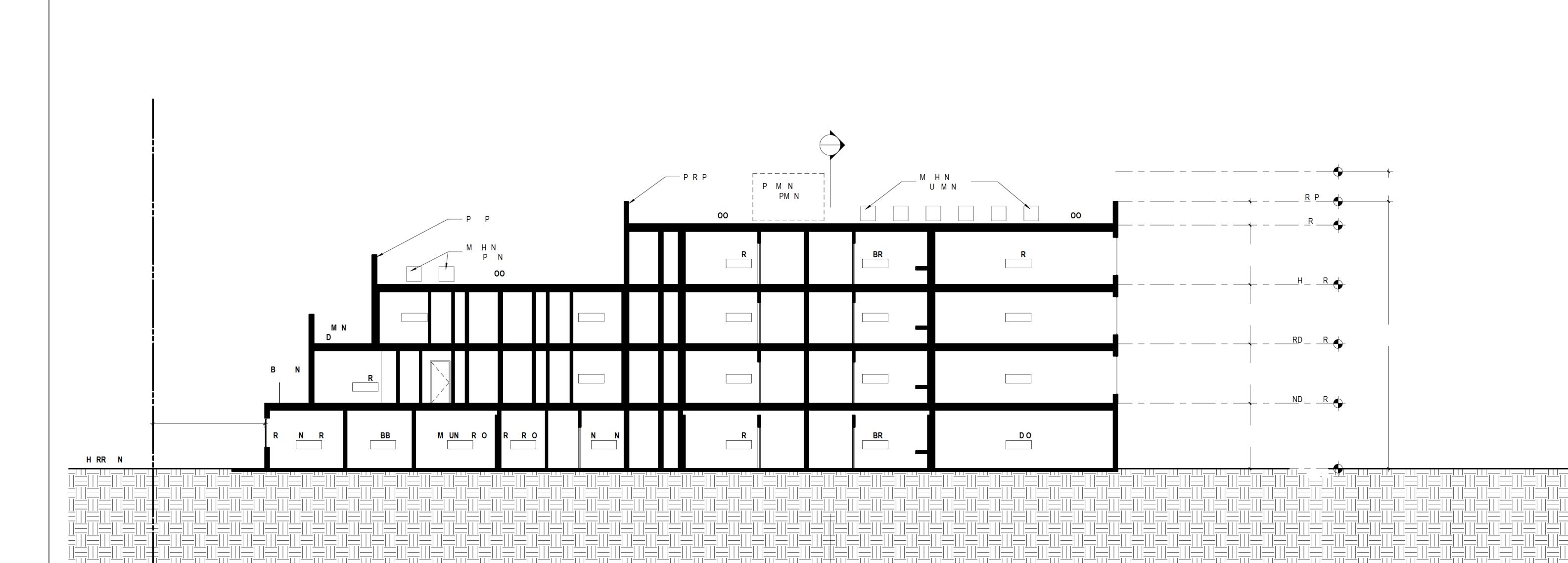














GRIM PLACE





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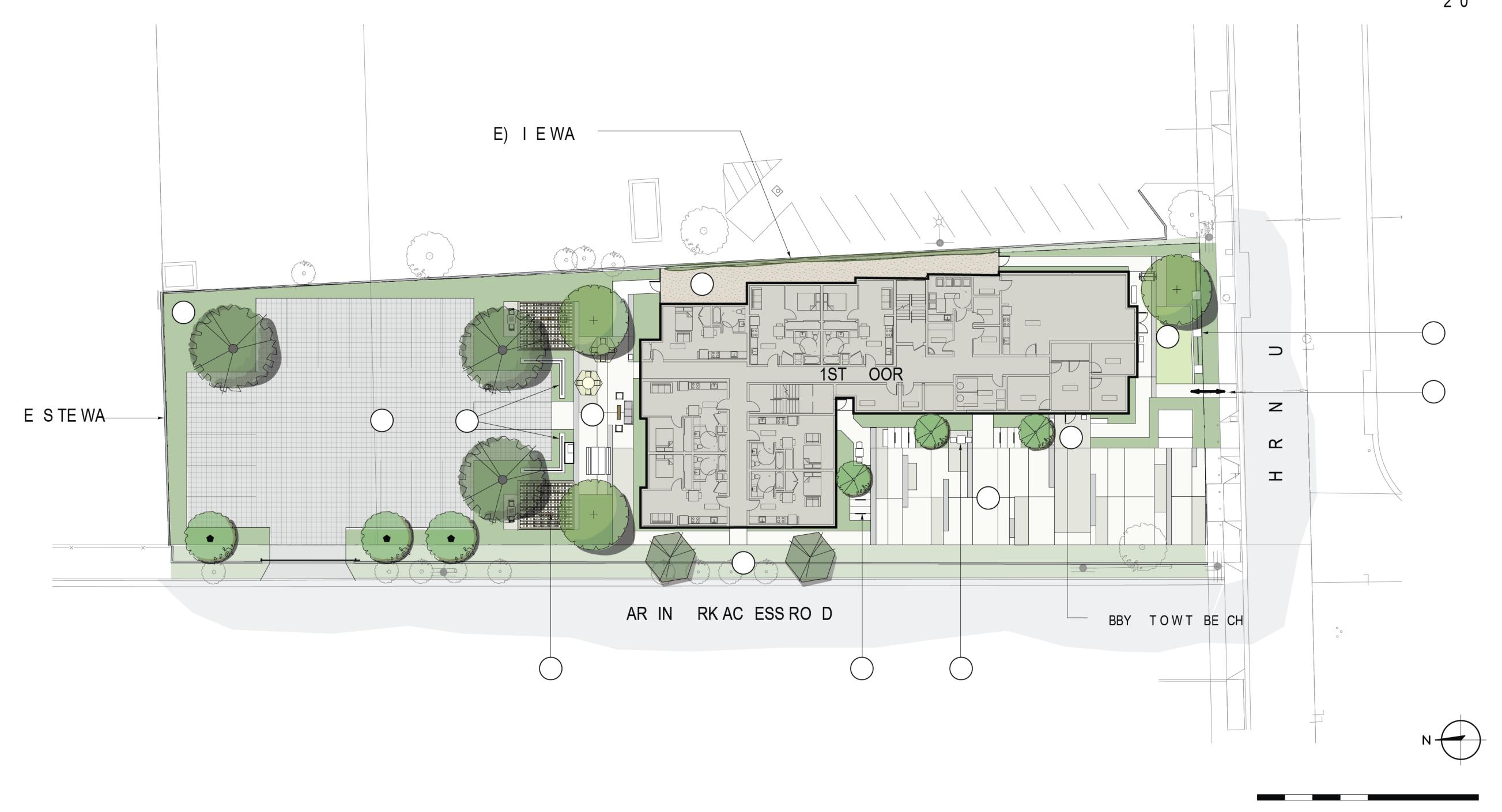
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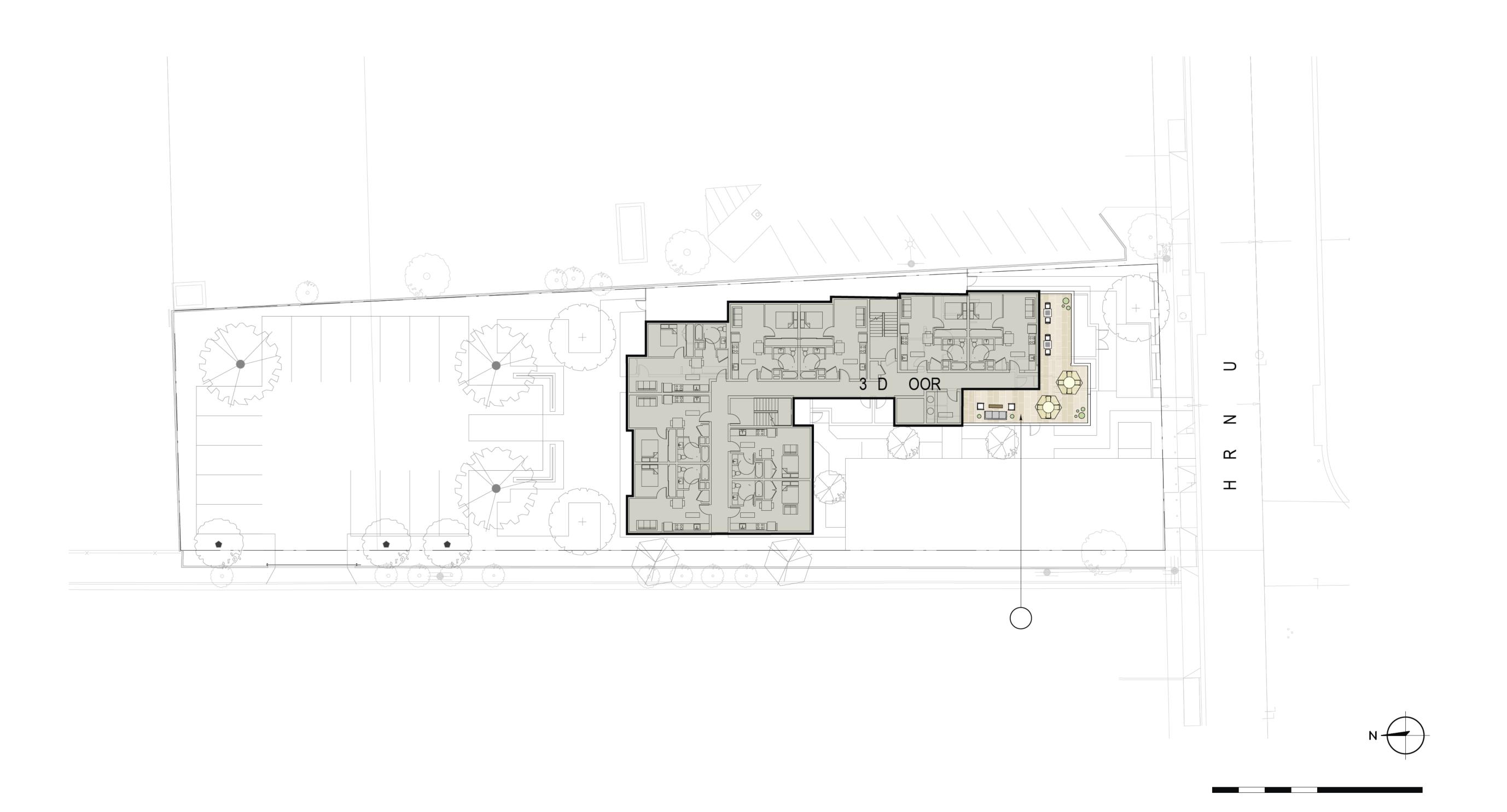
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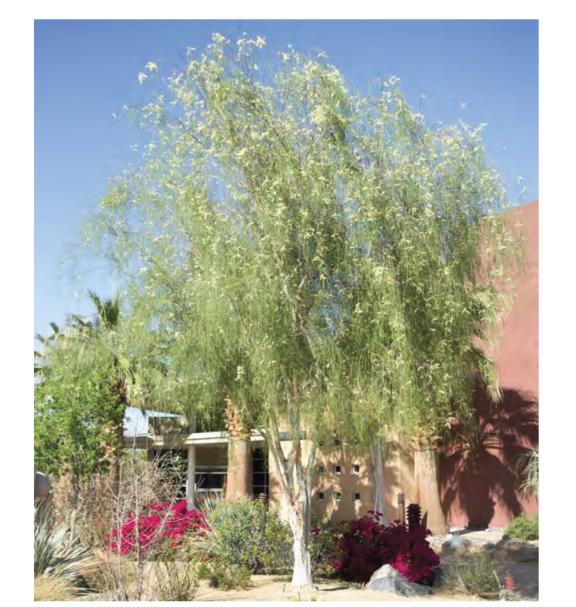


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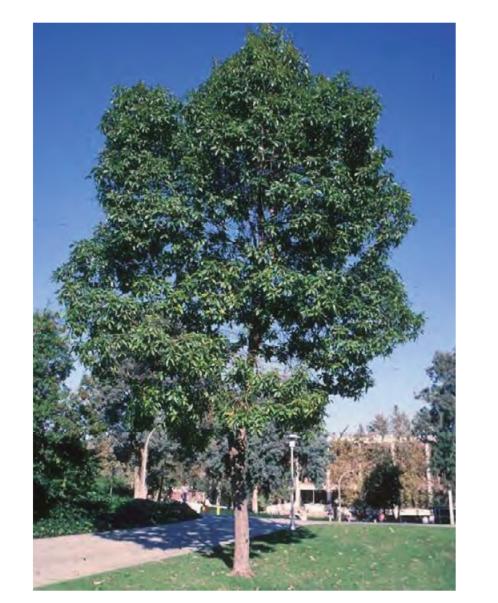
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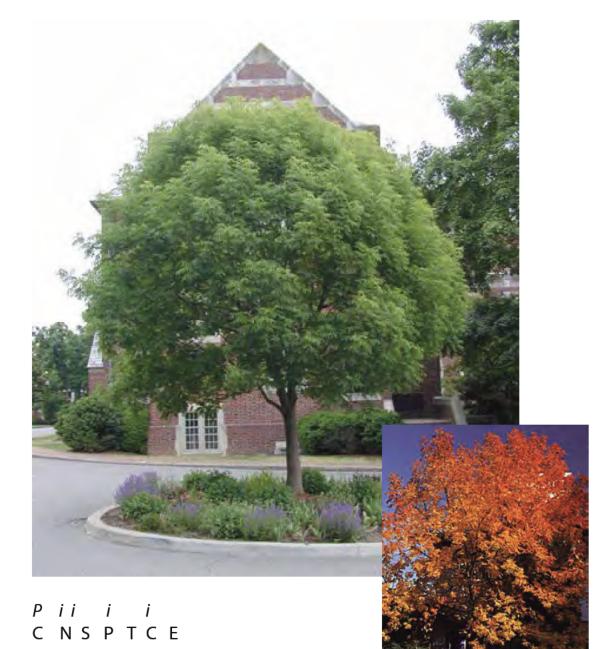
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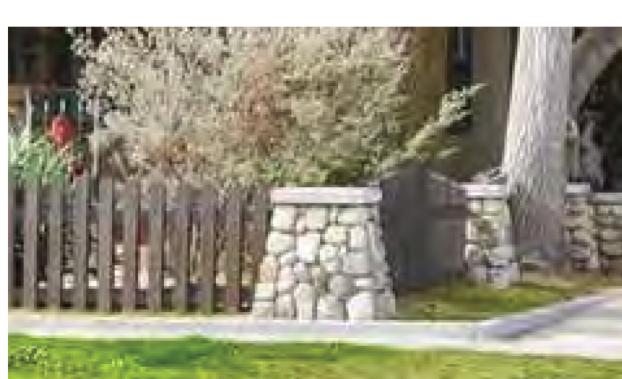
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MILGARD STYLELINE VINYL WINDOWS ESPRESSO FINISH



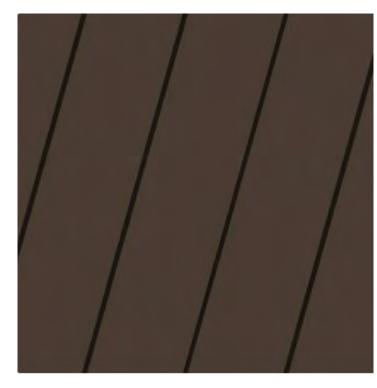
OMEGA STUCCO BIRCH WHITE



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WOOD TRELLIS COMPONENTS COFFEE SOLID STAIN



CORONADO THIN BRICK VENEER NEW ENGLAND BRICK - BEAR CREEK



731 HARRISON AVE CLAREMONT, CA 91711 MATERIAL BOARD / / 01/17/22

