

# 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  
February 09, 2022  
7:00 PM

### COMMISSIONERS

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](mailto: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](mailto: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**

All matters listed on the consent calendar are considered to be routine. The Architectural Commission or one or more Commissions and/or Committees have previously considered most of the items on the consent calendar. The Commission may act on these items by one motion following public comment.

Only Commissioners may pull an item from the consent calendar for discussion.

The Commission will waive reading of resolutions. Each resolution will be numbered following Commission approval.

Now is the time for those in the audience to comment on the consent calendar. Each speaker will be allowed four (4) continuous minutes to comment on items on the consent calendar.

1. ARCHITECTURAL COMMISSION MEETING MINUTES OF DECEMBER 15, 2021

**Recommendation:** Staff recommends that the Architectural Commission approve the Architectural Commission Meeting Minutes of December 15, 2021.

**Attachment(s):** Architectural Commission Meeting Minutes of December 15, 2021

2. ARCHITECTURAL COMMISSION MEETING MINUTES OF JANUARY 26, 2022

**Recommendation:** Staff recommends that the Architectural Commission approve the Architectural Commission Meeting Minutes of January 26, 2022.

**Attachment(s):** Architectural Commission Meeting Minutes of January 26, 2022

## ADMINISTRATIVE ITEMS - NONE

## PUBLIC HEARING

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

3. ARCHITECTURAL AND SITE PLAN REVIEW #22-A01, PRELIMINARY REVIEW OF PHASE 2 OF SOUTH VILLAGE MIXED-USE DEVELOPMENT PROJECT - APPLICANT VILLAGE PARTNERS VENTURES, LLC - (FUNDING SOURCE: PRIVATELY FUNDED BY APPLICANT)

**Recommendation:** Staff recommends that the Architectural Commission review the submitted materials, take public comment, and provide detailed, actionable comments and direction regarding the project to staff, the applicant, and project designers.

**Attachment(s):** Block C Plans - Preliminary Design Review  
Block D Plans - Preliminary Design Review  
Conceptual Landscape Plans - Village South Phases 1 & 2

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

I, 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 FEBRUARY 3, 2022, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: FEBRUARY 10, 2022



# Claremont Architectural Commission

## Agenda Report

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**File #:** 4084

**Item No:** 1.

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**TO:** ARCHITECTURAL COMMISSION

**FROM:** BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

**DATE:** FEBRUARY 9, 2022

**Reviewed by:**

Finance Director: N/A

**SUBJECT:**

**ARCHITECTURAL COMMISSION MEETING MINUTES OF DECEMBER 15, 2021**

**SUMMARY**

**RECOMMENDATION**

Staff recommends that the Architectural Commission approve the Architectural Commission Meeting Minutes of December 15, 2021.

**PUBLIC NOTICE PROCESS**

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact Carrissa Roque at [croque@ci.claremont.ca.us](mailto:croque@ci.claremont.ca.us).

Submitted by:

Brad Johnson  
Community Development Director

Reviewed by:

Christopher Veirs  
Principal Planner

Prepared by:

Carrissa Roque  
Administrative Assistant

**Attachment:**

Architectural Commission Meeting Minutes of December 15, 2021

**ARCHITECTURAL COMMISSION  
REGULAR MEETING MINUTES**

Wednesday, December 15, 2021 – 7:00 p.m.

Meeting Conducted Via Zoom and Video Recording is Archived on the City Website  
<https://www.ci.claremont.ca.us/government/city-council/watch-city-council-meetings>

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**CALL TO ORDER**

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

**ROLL CALL**

**PRESENT VIA ZOOM**      COMMISSIONERS CASTILLO, NEIUBER, PERRI, PERRY,  
SCHOEMAN, AND SPIVACK

**ABSENT**                      COMMISSIONER SLANEY

**ALSO PRESENT VIA ZOOM**      Chris Veirs, Principal Planner; Nhi Atienza, Senior  
Administrative Assistant; and Carrissa Roque, Administrative  
Assistant

**CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS**

This item starts at 00:00:49 in the archived video.

There were no ceremonial matters, presentations, or announcements.

**PUBLIC COMMENT**

This item starts at 00:03:34 in the archived video.

Chair Schoeman invited public comment.

There were no requests to speak or written comments.

**CONSENT CALENDAR**

This item starts at 00:03:45 in the archived video.

Chair Schoeman invited public comment.

There were no requests to speak.

1. Architectural Commission Meeting Minutes of November 10, 2021  
Approved and filed.

***Commissioner Perry moved to approve the Consent Calendar, seconded by Commissioner Perri; and carried on by roll call vote as follows:***

**AYES:** *Commissioner - Castillo, Neiuber, Perri, Perry, Schoeman, and Spivack*  
**NOES:** *Commissioner - None*  
**ABSENT:** *Commissioner – Slaney*

**ADMINISTRATIVE ITEMS** - None

**PUBLIC HEARING**

2. Architectural and Site Plan Review #21-A03, Preliminary Review of Phase 1 of the South Village Mixed-use Development Project. - Applicant – South Village Partners – (Funding Source: Privately Funded by Applicant).

This item starts at 00:05:49 in the archived video.

Principal Planner Veirs presented a PowerPoint presentation and addressed Commissioners' inquiries regarding A) traffic on Indian Hill Boulevard; B) when the Commission will review the subsequent blocks of the development; C) setting precedence with this first phase of the development; D) possible parking on the new Santa Fe Street; E) the review of other projects as they surround this first phase and how they relate; F) reviewing plans for the adaptive reuse of the Vortex building; G) the historical importance of the Vortex building; H) the approximate timeframe for the final Architectural Commission review and approval for this phase of the development; I) the landscaping throughout the project; and J) the Gold Line overpass.

Peter Bontempo, Torti Gallas and Partners, began the applicants' presentation.

Kaitlyn Morris, Village Partners, introduced the south village team and presented a PowerPoint presentation. The Commissioners did not have any questions.

Jerry Tessier, Artec Partners, indicated that his firm had worked on the Packing House and Padua Hills Theater and is excited to be a part of this project, specifically working with the Vortex building. Mr. Tessier presented a PowerPoint presentation. The Commissioners did not have any questions. Commissioner Schoeman granted the applicant additional time to complete their presentation.

John Torti, Torti Gallas and Partners, noted that his firm has been working for three years, including working on the South Village plan and most recently has been working on this particular building. Mr. Torti presented a PowerPoint presentation, and answered the Commissioners' questions regarding A) the loading docks at the Vortex building; B) fire access on the north side; C) accommodations for the future Gold Line bridge.

Chair Schoeman invited public comment.

Jeralyn Klasik thinks that the Vortex building, which is considered the gem of the plaza, looks overwhelmed, and is assuming that the development to the south will do something for that. She hopes that the development to the north can take on the same architectural style. Mrs. Klasik believes that all of the buildings are very massive and all together. She would like to see some modifications of the alleys to have shops on either side of them and to be able to use the old Santa Fe Street as a passageway to Indian Hill Boulevard and the rest of Claremont. Additionally, she likes the zaguan on page 11 of attachment A and believes that having a few more of those

would be very effective. Mrs. Klasik also provided a written comment that was provided to the Commission and imaged into the City's document archive system.

Jim Keith, agreed with Mrs. Klasik's comments and the questioning of the white building. He believes that the white building has a lot of massing that isn't conducive to the rest of the Village. Additionally, Mr. Keith is disappointed with the project as it goes south, stating that it is becoming less attractive with more massing that looks like other development in other communities. Lastly, Mr. Keith asked when the testing of the soil will be completed and when the mitigations will be proposed.

Susan Schenk, reiterated her written comment regarding the lack of landscaping in the pictures that she saw, stating that the Village South Specific Plan has quite a lot of landscape at all levels and the plans presented today only show trees. She believes that the plaza looks uninviting and extremely sterile because there is a sea of hardscape and not much softening with plants. She strongly recommends that the designers and architects put in a lot more plantings which are important for the look of the village south and good for mental health and sustainability. Mrs. Schenk also provided a written comment that was provided to the Commission and imaged into the City's document archive system.

There were no other requests to speak.

Principal Planner Veirs provided clarifications regarding Mrs. Schenk's landscape comments and Mr. Keith's comments regarding the soil testing remediation, which is a legal mitigation measure required in the VSSP EIR.

Commissioner Perri believes that all site work needs a more in-depth study so things like bike racks and other site amenities that need to be incorporated into the final plan. He likes the white building and is okay with the massing of the buildings. However, he suggests getting away from the monochromatic stuff that is on the west side of the plaza, and maybe add some color on that. Commissioner Perri expressed concerns about some of the finish materials going from the first to the second floor.

Commissioner Castillo likes the design and is also okay with the massing and white building. She appreciates the different building materials that are being proposed. Additionally, she stated that more landscaping is needed as it gets hot in the summer, which trees can offset, noting that Claremont is the city of trees. Commissioner Castillo appreciates that there are at least three indications of areas where there will be public art. She expressed concerns with the entry gate to the white building being too busy, the balconies being a storage issue with management, and having ample parking. She likes the signage on the north side by the train tracks; however, she is concerned that people riding the train will only see it as an advertisement for apartments, not knowing what the village south has to offer besides housing. She would like to see an indication of what is on the other side.

Commissioner Perry has favorable impressions of the project. He likes the diversity of the massing and architectural style, stating that while it doesn't directly embrace the historic architectural character of the Village or Village Expansion, it's a nice evolution forward and acknowledgment of the need for more housing and parking and demands. He also likes the white building. Commissioner Perry echoes the comments regarding landscaping, adding the need to study the landscaping further and providing generous space that is appropriate for trees. In addition, he expressed concerns about the amount of restaurant/dining space at the plaza and



not seeing any accommodations for people to come and sit who are not dining, and the north side elevated rail line and north-facing residential units having a huge noise conflict. Commissioner Perry encourages additional study on how to baffle, buffer, disguise, or create a transition between just the vertical surface of the buildings and the rail line, pedestrian experience, tree plantings, and the extension of the character of what is being proposed now into block B and C. Lastly, he indicated that this is setting a good precedent of architectural diversity and character and thoughtful design.

Commissioner Neuber stated that this project overall adheres to the Village South Specific Plan. He would like to see future submittals address the additional office space that is required, have the flex space further defined, detailed landscape plans, and include plans for the Vortex building so the design aesthetic of the historic structures can be seen in relation to the total phase one development. He is supportive of the market-rate rental housing and the smaller floorplans, noting that it is a real need in the City. Additionally, Commissioner Neuber encourages the applicant to engage the Public Art Committee as soon as possible to develop the public art and not wait until the end of the project. He believes that changes in fenestration would add to the overall feel of some of the buildings with strong massing, for example, the western part of the market hall. Commissioner Neuber favors tucking the parking garage in the interior and thinks it is an excellent design feature. He believes that the north elevation of the market hall adequately relates to the right of way for the rail; however, the market hall building north of the Vortex facing Indian Hill Boulevard does not relate to the Vortex building and asks the applicant to revisit it. He is very pleased to see the line of site studies included with the plans because it helps to see the scale and massing from a human level on the street and highlights the walkability of the design, which is how it relates to the rest of the village. He also likes the setbacks at the third, fourth, and fifth stories, and that there will be a rooftop restaurant. Finally, he expressed that he is supportive of a future boutique hotel in the village south because there is a need for a viable choice for tourists and college-related visitors and tourism is a major economic driving force for the City.

Commissioner Spivack expressed concerns about the white building. She feels it's a little stark and it could use a little bit more ornamentation along the rooflines. She is also worried about the southern exposure of all those windows and the balconies there and suggests putting in awnings across there to provide shade. Commissioner Spivack asked staff about having solar panels on the rooftops of the building. She indicated that the orange tiled roof of the Vortex building is being lost and would like to see more color added to the rest of the buildings, adding that public art would be able to add to that. She would also like to see a rooftop garden space for community use and likes the idea of having alleyways. Commissioner Spivack appreciates Mr. Tessier's in-depth description of the interior of the Vortex building which gave her a better appreciation for how that can function as a focal point of the development once people get inside it; however, she thinks that the plaza area still needs something that feels like a focal point to draw people in. She also expressed concern for having shade structures, not only trees to provide shade.

Commissioner Schoeman appreciates the Commissioners' comments and believes that this project is much needed in the City and praised the developers for embracing the future of not just Claremont but all of southern California and maybe all of California. He expressed concerns about the mitigations being taken for the apartments along the train tracks. Commissioner Schoeman doesn't think that this project is anti-Claremont and doesn't speak of Claremont either but sees it as the next iteration and development of a community that is growing. He challenges the developers with is to make sure that it has the reality of an old building, noting that one of those things is about the materiality of the reality of what Commissioner Castillo said about balconies. Additionally, Commissioner Schoeman expressed concerns about the connectivity of

these buildings between the Village west and the original village. He agrees with Commissioner Spivack that the architecture should be referenced somewhere else to reference the Vortex building. He also appreciates Commissioner Castillo's comments regarding the signage on the parking structure and would like to challenge everyone to treat this not as the village south, but as the village which is why connectivity is so important. He doesn't believe that the building on the northeast corner is powerful enough to spread to the railroad tracks and future bridge to encourage people to walk down Indian Hill Boulevard. Commissioner Schoeman praised the applicant for allowing these plazas the one inside front of the Vortex building and the main plaza to touch the street. He recommends for future presentations, that the applicant include mature trees in their plans so the Commission can see the scale of the buildings to the tall mature trees. In addition, he asked the architects to critically look at the alleys and to make sure that it does not look too busy. He also likes the white building and would like to see something exciting and unexpected done with the courtyard. Commissioner Schoeman is very concerned that the north fire access has not been vetted by the Fire Department because it can have design ramifications. Lastly, he encourages the developers to keep the level of detail in the plans for this project as it moves forward.

## **REPORTS**

This item starts at 02:40:22 in the archived video.

### Commission

#### Commissioner Comments

Principal Planner Veirs responded the Commissioners' comments regarding: A) applicant vs. staff presentations; B) study sessions; and C) applicant presentation time.

### Staff

#### Briefing on Council Meetings

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

#### Briefings on Other Items

Commissioner Neuber provided an update on the Citywide Design Guidelines Committee.

Commissioner Castillo provided an update on the Public Art Committee.

#### Upcoming Agendas and Events

Principal Planner Veirs announced the cancellation of the December 29, 2021 meeting, as City Hall will be closed, and the likely cancellation of the January 12, 2022 meeting.

**ADJOURNMENT**

Chair Schoeman adjourned the meeting at 9:59 p.m.

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Chair

ATTEST:

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Administrative Assistant



# Claremont Architectural Commission

## Agenda Report

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**File #:** 4101

**Item No:** 2.

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**TO:** ARCHITECTURAL COMMISSION

**FROM:** BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

**DATE:** FEBRUARY 9, 2022

**Reviewed by:**  
Finance Director: N/A

**SUBJECT:**

**ARCHITECTURAL COMMISSION MEETING MINUTES OF JANUARY 26, 2022**

**RECOMMENDATION**

Staff recommends that the Architectural Commission approve the Architectural Commission Meeting Minutes of January 26, 2022.

**PUBLIC NOTICE PROCESS**

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact Carrissa Roque at [croque@ci.claremont.ca.us](mailto:croque@ci.claremont.ca.us).

Submitted by:

Brad Johnson  
Community Development Director

Reviewed by:

Christopher Veirs  
Principal Planner

Prepared by:

Carrissa Roque  
Administrative Assistant

**Attachment:**

Architectural Commission Meeting Minutes of January 26, 2022

**ARCHITECTURAL COMMISSION  
REGULAR MEETING MINUTES**

Wednesday, January 26, 2022 – 7:00 p.m.

Meeting Conducted Via Zoom and Video Recording is Archived on the City Website

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**CALL TO ORDER**

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

**ROLL CALL**

**PRESENT VIA ZOOM**            COMMISSIONERS CASTILLO, HORSLEY, NEIUBER, PERRI,  
PERRY, SCHOEMAN, AND SLANEY

**ABSENT**                        NONE

**ALSO PRESENT VIA ZOOM**        Chris Veirs, Principal Planner; Andrea Heywood, Associate  
Planner; Nhi Atienza, Senior Administrative Assistant; and  
Carrissa Roque, Administrative Assistant

**CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS**

This item starts at 00:00:34 in the archived video.

There were no ceremonial matters, presentations, or announcements.

**PUBLIC COMMENT**

This item starts at 00:00:45 in the archived video.

Chair Schoeman invited public comment.

There were no requests to speak.

**CONSENT CALENDAR** - None

**ADMINISTRATIVE ITEMS** - None

**PUBLIC HEARING**

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

This item starts at 00:04:09 in the archived video.

Associate Planner Heywood presented a PowerPoint presentation and addressed Commissioner Spivak's inquiry about neighbor notification.

Luis Faura, applicant, thanked staff for all of the time that was invested in this project and answered the Commissioners' questions regarding: A) windows; B) bay window; C) solar; D) siding.

Chair Schoeman invited public comment.

There were no requests to speak.

Commissioners Neuber and Spivack did not have comments.

Commissioner Perri believes that this is a significant improvement and is supportive of the project.

Commissioner Perry echoed Commissioner Perri's comments.

Commissioner Slaney believes it is a good project.

Commissioner Castillo noted that modern farmhouse styles are becoming popular and likes the project.

Commissioner Schoeman agrees with all the comments and is supportive of the project. However, he expressed concern about the placement of the windows and the eave details on the drawings and rendering not matching. Project Architect, Ardie Attar, addressed Commissioner Schoeman's concerns.

***Commissioner Slaney moved that the Architectural Commission adopt Resolution No. 2022-01 of the Architectural Commission of The City of Claremont California Approving Architectural Staff Review File #21-AS02, Proposed Remodel and Addition to Residence Located at 3763 Hollins Avenue (APN #8673-031-050) – Applicant – Luis Faura; seconded by Commissioner Perri; and, carried on a roll call vote as follows:***

***AYES: Commissioner - Castillo, Neuber, Perri, Perry, Schoeman, Slaney, and Spivack***

***NOES: Commissioner - None***

***ABSTAIN: Commissioner - None***

***ABSENT: Commissioner - None***

This decision can be appealed within ten calendar days.

2. Architectural and Site Plan Review File #22-02, 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

This item starts at 00:32:50 in the archived video.

Principal Planner Veirs presented a PowerPoint presentation and addressed Commissioners' inquiries regarding: A) the number of units in both alternative site plans; B) incentives; C) parking; D) safety issues; E) tenant selection; F) potential street and utility improvements; and G) Los Angeles County Fire Department involvement.

Sandra Viramontes, Jamboree Housing, presented a PowerPoint presentation. The Commissioners did not have any questions.

Kristyn Cosgrove, KFA Architecture, spoke on the design plan for the project. The Commissioners did not have any questions.

Chair Schoeman invited public comment.

Gene Boutilier and William Dodge provided written comment that was provided to the Commission and imaged into the City's document archive system.

Howard Spector, Vice Chair of the Public Art Committee, asked if the project will have a public art component. Principal Planner Veirs stated that he believed affordable housing projects are exempt from public art requirement.

Eva Miller, Claremont Monthly Meeting of the Religious Society of Friends (Quakers), stated that the Quakers have a real concern around peace and social justice and that the project is aligned with their values, and is something that they want to support in general. She expressed concerns about the name of the project being presented as Pilgrim Place and parking conditions. Principal Planner Veirs addressed both of her concerns.

There were no other requests to speak.

Commissioner Perry is supportive of the project and favors the second design alternative. He encourages the use of smaller tree species and plant sizes.

Commissioner Perri believes that the collaboration between the City and the developer has been great and supports the project. He agrees with Commissioner Perry's comments and would like to see an alternative to the concrete fire lane be investigated to make the area in front more useful.

Commissioner Slaney noted that the homeless population could emanate from the future Gold Line extension and that a project like this could have some mitigating impact for the local community. He hopes that the project is a success for everyone.

Commissioner Neiuber is supportive of the project and believes that it's a good architectural design that is needed. He agrees with Commissioner Perri regarding the fire lane.

Commissioner Spivack agreed with her fellow Commissioners. She believes that the onsite management is going to be critical to the success of the housing development and expressed concerns about the entry point to the complex and the concrete fire lane.

Commissioner Castillo has known of the developer's work for several decades and is familiar with similar projects that they have done which are very successful. She echoes the previous Commissioner comments.

Commissioner Schoeman likes that this project is 100% affordable housing, and that the Larkin Park parking lot will be utilized to serve new developments to avoid additional paving. He asked the architect to critically revisit the western elevation to see what designs could be incorporated without additional cost, so it doesn't look like the side of a building, and a way to protect the building and windows from the sun.

Commissioner Spivack suggested that public art be utilized on the western side of the building.

**Commissioner Neiuber moved that the Architectural Commission adopt Resolution No. 2021-03 of the Architectural Commission of The City of Claremont California Approve Architectural and Site Plan Review File #22-02, 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; seconded by Commissioner Perry; and, carried on a roll call vote as follows:**

**AYES:** Commissioner - Castillo, Neiuber, Perri, Perry, Schoeman, Slaney, and Spivack  
**NOES:** Commissioner - None  
**ABSTAIN:** Commissioner - None  
**ABSENT:** Commissioner - None

This decision can be appealed within ten calendar days.

## **REPORTS**

This item starts at 01:41:43 in the archived video.

### **Commission**

#### **Commissioner Comments**

Commissioner Perry spoke about the recent windstorm damage to many of the heritage class trees throughout the community. He provided the Commission with his observations regarding the limited growing space provided for landscaping in urban areas and the potential hazards that can be created if landscaping is not able to establish proper root systems.

### **Staff**

#### **Briefing on Council Meetings**

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

#### **Briefings on Other Items**

There was no report.

#### **Upcoming Agendas and Events**

Principal Planner Veirs described items expected to come before the Commission at the February 9, 2022 meeting.



**ADJOURNMENT**

Chair Schoeman adjourned the meeting at 8:57 p.m.

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Chair

ATTEST:

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Administrative Assistant



# Claremont Architectural Commission

## Agenda Report

File #: 4109

Item No: 3.

TO: ARCHITECTURAL COMMISSION

FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: FEBRUARY 9, 2022

Reviewed by:  
Finance Director: N/A

### SUBJECT:

**ARCHITECTURAL AND SITE PLAN REVIEW #22-A01, PRELIMINARY REVIEW OF PHASE 2 OF SOUTH VILLAGE MIXED-USE DEVELOPMENT PROJECT - APPLICANT VILLAGE PARTNERS VENTURES, LLC - (FUNDING SOURCE: PRIVATELY FUNDED BY APPLICANT)**

### SUMMARY

The applicant, Village South Ventures LLC, has requested a preliminary review of the site plan, architectural design, and conceptual floor plans for the second phase of the Village South development project, which is proposed to be located on 5 acres of land occupying roughly the middle third of the Village South Specific Plan (VSSP) Area. The proposal includes the following for the site:

- **Block C - New Mixed-Use Building with interior parking structure:** A new 307,000 square foot building immediately south of "New Santa Fe" Street and east of Bucknell Avenue. The building varies from three to five stories in height. Its first floor is proposed to consist of 15,000 square feet (sq.ft.) of retail and restaurant space and 12,000 sq.ft. residential space. Floors two through five are proposed to consist of 154,000 sq.ft. of residential space (rental apartments). The fifth floor is also proposed to include 5,600 sq.ft. of rooftop deck spaces for residents. The interior of the building includes a 7-level parking structure with approximately 450 parking spaces. The residential portion of the project consists of a total of 295 apartment units consisting mostly of studios and 1- and 2-bedroom units plus a small number of 3-bedroom units. The architect for this building, David Baker Architects, has included a variety of modern styles and a diverse palette of materials and colors to reduce the perceived mass of this large building. The plans for this building are Attachment A.
- **Block D - New Mixed-Use Building Over a Single-level Subterranean Parking Structure:** A new 125,000 square foot building immediately south of "New Santa Fe" Street and west of Indian Hill Boulevard. The building varies from three to four stories in height. The building's first floor is proposed to consist of 12,000 square feet (sq.ft.) of retail space, 8,000 sq.ft. of "flex" office and service space, and 14,000 sq.ft. of residential space. Floors two through four

are proposed to consist of 80,000 sq.ft. of residential space (rental apartments). The basement of the building includes a 1-level parking structure with approximately 107 parking spaces. The residential portion of the project consists of a total of 111 apartment units including mostly 1- and 2-bedroom units plus a small number (6) of live/work units. This building, designed by the Cearnal Collective of Santa Barbara, includes a mix of Spanish and Art Deco details and materials. The plans for this building are Attachment B.

- **New Center Street:** The proposal includes constructing a new, north-south retail street (similar in concept to Yale Avenue in the Village) between New Santa Fe Street on the north to a new extension of Green Street on the south.
- **Extension of Green Street:** The proposal includes a proposal to extend Green Street across Indian Hill Boulevard to new Center Street, a similar extension of Watson Drive east to Center Street connect east-west circulation to Bucknell Avenue in accordance with the Village South Specific Plan circulation plan.
- **Conceptual Landscape Plan:** The Phase 2 submittal includes a conceptual landscape plan for both Phase 1 and Phase 2 of the South Village development project. Plans include a street tree plan, landscape plans for all outdoor spaces, and an activation plan for the various gathering spaces located throughout the first two phases of the project. The landscape architect for the entire development is The Olin Studio. The conceptual landscape plans for Phases 1 and 2 are Attachment C.

The design of the project is subject to the Village South Specific Plan (VSSP), which contains planning goals and principles, zoning standards, and design guidelines for all development in the plan area. Commissioner comments should focus on how the proposed development implements the vision of the VSSP and design-related elements of the project. Staff requests that the Commission focus on the site plan, circulation, architectural design, building massing, building height, general landscape concepts, materials, colors, and the relationship of the design to surrounding development. Because this is a preliminary review, the Commission is not making a final decision on the project at this time; rather, the Commission is being asked to provide direction to the applicant so that the plans can be updated and returned in the future for a final decision by the Commission.

The applicant has submitted preliminary plans for the above-described improvements that include site plans, architectural elevations, floor plans, and perspective renderings for the new portions of the development (Attachments A, B & C). In addition, a copy of the VSSP is available on the City Website by searching "Village South Specific Plan". The applicant and project architects/landscape architects will be available during the Architectural Commission meeting to answer questions regarding the project.

## **RECOMMENDATION**

Staff recommends that the Architectural Commission review the submitted materials, take public comment, and provide detailed, actionable comments and direction regarding the project to staff, the applicant, and project designers.

## **FINANCIAL REVIEW**

South Village Ventures, LLC is responsible for all costs associated with the City's review of this project. The costs of City staff, City Attorney, and consultant time spent on this project are charged against a deposit paid by the applicant.

## **ANALYSIS**

### **Background**

#### **Existing Site and Structures**

The subject property is located on several parcels of land. The northern portion of the site is currently occupied by King Precision Glass, which specializes in manufacturing specialized glass tubing. The remaining portion of the site is the location of the former Richard Hibbard Chevrolet dealership, which closed several years ago. The exteriors of these existing utilitarian/industrial buildings consist of concrete block, metal siding, stucco, and glass. A historic and cultural resource study that was completed as part of the VSSP review process found none of the buildings on the Phase 2 site to be historically or culturally significant. Additionally, the site is almost completely lacking in existing landscaping with only two Jacaranda trees and one small Pine tree existing on the King site. None of these trees were identified as significant mature trees warranting retention in the tree survey for the site.

Structures to be removed from the site are mostly single-story, utilitarian buildings with a small second story above the repair and maintenance building of the vacant auto dealership. The balance of the site, making up roughly two-thirds of the site, is covered with asphalt for the parking lot, auto display lot, and drive aisles. The mitigation measures that were adopted as part of that EIR for the VSSP include a requirement (MM-HAZ-1) for the applicant to complete a detailed Phase II environmental site analysis of the King Precision Glass site to assess and remediate any of a wide variety of potentially hazardous pollutants to below residential California Human Health Screening Levels (CHHSL), prior to redevelopment. Another Mitigation Measure (MM-HAZ-2) requires any underground storage tanks associated with the former Hibbard Auto Center to be removed under the oversight of the Los Angeles County Department of Public Works Environmental Programs Division prior to redevelopment of the site.

#### **Village South Specific Plan (VSSP) Review Process**

The VSSP was adopted by the City Council on July 13, 2021. By certifying the EIR and adopting the VSSP and associated General Plan and Zoning Code amendments, the City Council put in place a vision and set of rules and implementation measures that must now be utilized to evaluate the current and future development proposals. Generally, the following steps are required before this phase and all other significant new development in the VSSP area can occur:

- 1. Subdivision Map Required** - The proposed development is intended to be the second of three phases. This phase will be part of a second subdivision map to divide the southern two-thirds of the South Village Development Project (tentatively numbered Tract 83439). Once it is submitted, the tentative subdivision map will be reviewed by the Planning Commission and City Council. The map will provide separate lots for each new block (C&D) as well as rights of way, or portions thereof, for each of the new streets (Southern half of New Santa Fe Street, Green Street and Watson Drive extensions, and the new Center Street). These street names may change as the project progresses through the planning and design process.
- 2. VSSP Master Development Permit** - The proposal also requires approval of a "VSSP Master Development Permit", which requires a plan showing how all primary and secondary connections (streets and paseos) required by the VSSP will be provided. A list of additional items required to complete a submittal for this permit is contained in Table 3.2.A on page 65 of

the VSSP.

- 3. Parking Reduction Application/Review** - The applicant has indicated that they will request a parking reduction for shared use and additional design elements in order to comply with the minimum parking standards listed on page 122 of the VSSP. To process this request, staff will require a comprehensive parking analysis, justification for the reduction, and a comprehensive parking management plan. If staff determines the parking request is warranted based on the information provided, the parking reduction request will be forwarded to the Planning Commission for review and approval.
- 4. Compliance with the Objective Design Review Matrix** - All significant projects approved in the VSSP area are required to assist in achieving the vision of the VSSP. Appendix A of the VSSP includes a scoring matrix that is intended to be used by staff and commissions to evaluate development proposals. The matrix includes topic-specific sections with individual lines to score how various design components of each project achieve the goals and principles contained in the VSSP. Although not completed for this preliminary review, staff will utilize the matrix to score this project as the plans are further developed and prior to returning to the Commission for final review of the project.
- 5. Commission Review** - This preliminary review is the first step in the public review process. Once plans are finalized and the application is found to be complete by City staff, the project will be reviewed by both the Planning Commission for street layouts, use permits, and parking reductions and the Architectural Commission for final design review. All projects will be required to meet the vision of the VSSP, applicable Municipal Code sections, and various approval findings.
- 6. Entitlements Required Prior to Start of Construction** - No construction can begin until a final subdivision map, VSSP Development Permit or Master Permit, parking plan, street improvement plan, site plan, architectural design plans, and landscape plans have been approved by City staff and the appropriate Commission/City Council approvals have been granted.
- 7. Public Works Design Approvals** - All public improvements will require review and approval by the appropriate review body prior to construction.
- 8. Use Permits Required for Certain Uses** - Once in process, some uses such as alcohol sales or service, gyms, and outdoor dining will also require Conditional Use Permits or Special Use and Development Permits prior to initiation of the use.
- 9. Sign Review** - Sign permits are also required for all new signs. Signs must meet the design standards contained in the VSSP (pp. 132-143). Sign review is not likely to occur until building permits have been issued, however, the Architectural Commission should consider the potential for sign placement on all new buildings with retail spaces and flex spaces on first floors.

The existence of the VSSP significantly streamlines and expedites the review process for projects in the plan area by providing a clear vision for orderly development of the area, environmental clearance through the EIR, a plan area-wide circulation plan, development standards, design guidelines, and public realm standards. However, as noted here, there is still a large amount of work that must be accomplished for most projects. It is anticipated that large development projects such as this will take at least six to nine months to complete this review process.

Staff's initial analysis of the preliminary plans for the project find the proposals to be generally consistent with the VSSP, however, there are some concerns regarding the massing of Building C

along Bucknell Avenue. Because the VSSP approval process included a full Environmental Impact Report, this project will be subject to all applicable mitigation measures and conditions of approval from that process.

## **Project Description**

### **Site Plan**

Village South Ventures, LLC is seeking to construct a development that will expand the vibrant retail and restaurant focused environment of the Village and Village Expansion area while also recognizing that, as the project moves further from the Village center, retail activity will be more difficult to maintain on Indian Hill Boulevard and Bucknell Avenue. The proposed site plan of this second phase is similar to the Illustrative Plan contained in Section 2.2 of the VSSP (Figure 2.2 on page 43) and a near match for the Regulating Plan in Section 3.4 of the VSSP (Figure 3.4 on page 78). The site plan features a large, complex building with three courtyards occupying the entirety of Block C and a smaller courtyard-oriented building on Block D. The retail and commercial uses for this phase are oriented toward New Santa Fe Street and Center Street as opposed to Indian Hill Boulevard or Bucknell Avenue. The intent is to create a vibrant, walkable retail street comparable to Yale Avenue in the Village. Center Street serves as an extension of the central plaza and paseo contained in Phase 1. Together, these spaces are comparable to Yale Avenue.

The Phase 2 site is bordered on the east by Indian Hill Boulevard, the north by a new street (currently referred to as "New Santa Fe Street"), the west by Bucknell Avenue, and on the south by extensions of Green Street and Watson Drive, which both terminate at Center Street. Access to a new 457-space parking structure located within Building C is provided in the center of the block via Bucknell Avenue. A 107-space subterranean parking structure below Block D is accessed via Green Street. Development in this phase is contained in two mixed-use buildings with frontages on all sides.

### **Building C**

As stated above, Block C is occupied by a single building wrapped around a multi-level parking structure. The building includes three courtyards, the largest of which provides a major visual break (Referred to as a 'Streetwall Break' in VSSP Section 3.6 (pp.88-89)). This plaza provides the primary access from the parking garage to the retail uses located along Center Street. It also serves as an attractive terminating vista for Green Street.

The other two courtyards provide common outdoor living space for the building's residential apartment units. The southern courtyard includes a swimming pool. Additional common outdoor living space is provided on the fifth floor in three rooftop decks with an aggregate area of approximately 5,600 square feet. The roof deck on the southern end includes raised vegetable planters, for use by residents. The first floor of the east and north elevations are mostly lined with retail space that transitions to flex (office and service business spaces) as they approach Watson Drive and Bucknell Avenue.

The architectural styling for Building C consists exclusively of modern design themes with a variety of materials including glass storefronts, textured concrete, stucco, standing seam metal siding, low fired clay tile, glazed thin brick, modified wood siding, and metal trellises. Windows consist of a variety of proportions with dark frames. Window patterns around the site are varied but largely similar on all sides of the building. Some windows include sunscreens, which will provide some additional variation.

## Building D

Block D is occupied by a single courtyard building with subterranean parking accessed off of Green Street. The building is organized around a small central courtyard. The design style consists of a mix of Spanish, Art Deco, and a traditional brick portion that might be described as a 1930's mercantile building. The first floor of the building is lined with commercial use on the north, south and west facades and live work uses on the east facade (Indian Hill Boulevard frontage). The upper floors of the building are residential apartments with either windows or loggia-style porches. The building is three stories tall adjacent to Indian Hill Boulevard and increases to 4 stories approximately 50 feet to the west. Sight line drawings, which are required by the VSSP, have been provided to show that the fourth floor is not generally visible from Indian Hill Boulevard.

The floor areas by use type and parking spaces for the proposed Phase 2 development are summarized in table 1 below:

*Table 1*

<b>Block/Use</b>	<b>Residential Gross SF</b>	<b>Retail</b>	<b>Outdoor Dining</b>	<b>Flex</b>	<b>Gross SF</b>	<b>Parking (off-street/ On-street)</b>
<b>Block C</b>	216,304	12,326	2,809	8086	307095	457
<b>Block D</b>	86,303	12,493	746	0	167735	107
On -Street Parking (Estimated)						110
<b>GRAND TOTALS</b>	<b>302,607</b>	<b>24,819</b>	<b>3,555</b>	<b>8,086</b>	<b>474,830</b>	<b>674</b>

### *Retail Component*

The ground floors of the two buildings include nearly 32,000 square feet of new retail space that creates a continuous retail liner on the south side of New Santa Fe Street from Indian Hill Boulevard to roughly 125 feet west of Center Street and retail on both sides of Center Street between New Santa Fe Street and Green Street. The retail space is expected to provide a similar environment that is already found in the Village and Village Expansion. These first-floor frontages of retail extend the retail core of Phase 1 and link to the existing Village Expansion north of the tracks. These retail spaces will be further activated by the 406 new residences located on the upper floors of each building.

### *Office/Flex Component*

The lower third of Building C's Center Street frontage and the western two-thirds of its New Santa Fe Street frontage includes just over 8,000 square feet of ground-floor "flex" space. These spaces are not likely to be viable for pure retail and both staff and the developer anticipate that these spaces will be occupied by offices for individual or small group professionals (dentists, accountants, lawyers, real estate services, architects, and engineers) as well as quasi-retail uses including salons, barbers, spas, small group physical activities, insurance offices, brokerages, and banks. The Indian Hill Boulevard frontage of Building D is classified by the developer as "live/work". These spaces will be built out as retail-ready but rented as part of a residential unit. This is in recognition that retail on this section of Indian Hill Boulevard will be unlikely at this time. Staff expects that these spaces will be occupied by single-person professional businesses, artists, and other work-from-home service

businesses.

### *Housing Component*

The upper floors of both buildings are proposed to consist almost exclusively of residential apartments that are heavily weighted toward smaller sizes. Goal #3 of the VSSP (page 18) calls for a mix of active uses and includes Implementation Strategy H, which reads: “Encourage housing types that emphasize quality over quantity, including smaller floor plans in ‘amenity-rich’ buildings and neighborhoods, typically with structured parking and elevator access.” Claremont has not seen construction of new, market-rate rental housing in over 40 years and this type of housing is badly needed to help address the regional housing crisis as well as to provide a desirable housing option for the portion of the population that cannot or does not wish to buy a home or condominium. The size and distribution of the 406 total units proposed for these buildings are described below in Table 2.

*Table 2*

<b>Building/Site Location</b>	<b>Acreage</b>	<b>Residential Units</b>	<b>Residential Gross SF</b>
<b>Block C Building</b>	2.68	295	216,304
<b>Block D Building</b>	1.04	111	86,303
<b>TOTALS</b>	<b>3.73</b>	<b>406</b>	<b>302,607</b>

### **Architectural Styling**

Rather than drafting a lengthy verbal description of the complex mix of architectural styles and details for this preliminary review, staff instead refers the reader to the project plans (Attachments A, B, & C), which include color renderings, perspective drawings, color elevations, building sections, and detail drawings that clearly describe each building’s complex architectural styling. Generally, the various building segments include a high quality of design and high-quality exterior materials. However, staff does have some concerns, which are described below. This project is at the preliminary design development stage. Some material choices and design details remain to be determined and others may change. The project will continue to evolve based on comments received from the public and the Commission during this preliminary review.

### **Staff Comments and Concerns for Each Component of the Project**

**General Comments and Concerns** - In reviewing the preliminary plans, staff has identified the following general concerns regarding the entire proposal:

1. Future submittals need to provide a detailed description of how the proposal is consistent with the VSSP, the City’s Inclusionary Housing Ordinance, and the City’s Public Art Program.
2. Future submittals need to include more information regarding proposed landscaping. As described in the VSSP, the landscape amenities of the public streets, plazas, and paseos will be the primary source of landscaping, as is the case in the existing Village.
3. Future submittals need to include more information regarding proposed exterior materials and colors proposed for the project. This will include samples of all exterior colors and materials including roof tiles, stucco or concrete finishes, brick and tile finishes, window



frames, exterior lighting fixtures, railings, and any other metal or wood details.

4. Future submittals need to include detailed grading, street improvement, on-street parking, utility, irrigation, and photometric plans.

**Building C** - In reviewing the preliminary plans, staff has identified the following comments concerns specific to Building C:

1. Although the building includes a variety of materials and variations in height, mass and window/door opening patterns (fenestration), in many cases, especially along Bucknell Avenue and New Santa Fe Street, the variations are too subtle and fall short of Goal 5, Implementation Strategy B of the VSSP (p. 22). This strategy calls for “Each block in the Plan Area to be occupied by multiple “buildings”, each with a distinct architectural expression, to convey the impression that they might have been constructed independently, over time. This is a core principle of the Village Design Plan, and a critical contributing factor to the Village’s authenticity that sets it apart from so many town centers.”
2. Stair tower with exterior screening in the main entry plaza adds an attractive, sculptural element and effective terminating vista to Green Street. Variations of materials, window patterns, and building massing make this the most successful section of the building. Additional detail is needed to better describe the design and materiality of the stair tower screening.
3. Ground floor retail spaces at the northeast corner of the building include a two-story ceiling height and large windows. These transparent storefronts create a focal point, unique identity, and inviting destination at the corner. Slender steel columns and steel mesh shade canopies add to the modern look of these spaces.
4. The wood and plaster facades at the southeast corner of the building provide the strong variety needed to meet Goal 5, Implementation Measure B (described above). The modified wood siding and balcony railings provide a strong variety of materials and fenestration patterns that successfully differentiate this corner from other sections of the building. However, the use of the low-fired clay tile on the projecting 2 story masses (1-bedroom lofts) at the ground level fights against the otherwise successful individuation of this corner. Use of the tile presents an additional concern for staff regarding the color combination of red clay and natural wood as these colors and textures are likely to be discordant. Staff suggests utilizing the wood siding, plaster, or another unique material rather than a material that is used on other sections of the building.
5. While there are at least six distinct facade styles on Building C, staff finds that the building is likely to be perceived as overly large and repetitious in places, especially along the Bucknell Avenue and New Santa Fe Street facades. In addition to the above discussion regarding Goal 5, the design may also fall a bit short of satisfying VSSP Guiding Principle 5 (Village-Scale Architecture), which calls for massing and architecture that is comparable to the Claremont Village and Village Expansion. Staff’s main concern here is that the fenestration patterns (placement of windows and doors), as well as the materials palette, are a bit too repetitive and that the building reads as a single large building. Staff suggests that some additional variation in window sizes and types and materials could help. Staff also suggests that, instead of using the standing seam metal siding in the three narrow recessed areas shown on the plans, that this material be given a more prominent location that can help to break down the perceived massing of the building more successfully. Staff suggests that the applicant use the metal siding to clad the 77’-11” wide stucco mass at the center of the Bucknell Avenue façade. This would reduce the repetition of the cement plaster material,

which currently makes up the majority of this façade as it is located on three large façade increments.

6. The materials palette includes extensive use of “glazed thin brick” as a primary siding material. Staff suggests that this material and the way it is used as the primary surface of many sections of the building is foreign to the Village and Village Expansion and conveys a sense of urbanity and commercialism that is not otherwise found in the Village. Staff also finds that the repeated use of the material in similar colors and tile sizes ties the portions of the building together too strongly, which again emphasizes the size of the building and causes it to appear out of place in the Village.
7. The pedestrian entry on the west (Bucknell Avenue) elevation appears to lack a sense of entry or visual emphasis to help pedestrians navigate through the building. Consider adding signage, a canopy, or enhanced materials at this entry.

**Building D** - In reviewing the preliminary plans, staff has identified the following concerns specific to Building D:

1. The building’s mix of Spanish, brick mercantile, and Art Deco styling seems appropriate for the Village, which includes prominent examples of all three. The light plaster, terracotta tiles, ceramic tile (used in limited quantities as an accent), wrought iron, brick, and wood materials are high quality and harmonize well with the Village.
2. Staff is concerned that the fenestration, especially along Center Street and New Santa Fe Street are too large and overly repetitive. Their large size and single thickness walls appear to not fit the ethos of Spanish and Art Deco styling, which require thicker walls with smaller, “punched” windows. These elevations might be better served by converting some floors to the post and wood beam construction exhibited in some of the example photos shown on Sheet G01 of the project plans (Attachment B). Some of this, especially on the upper floors could potentially be fixed by using a darker paint color.
3. Staff appreciates the use of brick on the northeast corner of the building but requests that more detail on the color and finish of this brick be provided in the future. Currently, the color appears to be quite light and possibly even painted over. Staff suggests using a true clay brick veneer in one of the many color blends that are available.
4. The applicant may want to think about the potential location for retail signage on the building. Some areas show relatively limited space for signs.
5. Future submittals will need to include more information on the central courtyard space.

**Landscape Plan** - Staff has identified the following concerns specific to the Conceptual Landscape plan:

1. Staff suggests using slightly more ground-level plantings to help the project feel more like the Claremont Village.
2. Is the use of a single Sycamore as the focal point of the main event plaza appropriate? Another tree variety with a more substantial canopy and predictable form might be a better choice. Staff instead suggests using Sycamores in the bulb-out planters at street intersections. Here the additional soil volume and open space can allow these trees to achieve their mature height and size and contribute to the iconic tree canopy already found in the Claremont Village.
3. The Phase 1 paseo and entry plaza adjacent to the elevator lobby of the A block building seem to be lacking tree cover. Staff suggests small variety, deciduous trees be

used in this area to provide additional summer shade and visual interest that is more consistent with the Claremont Village.

4. Future submittals need to include more information regarding proposed landscaping in the courtyards and roof deck areas.
5. Future submittals need to include a detailed grading, irrigation, and lighting and drainage plans as well as water efficiency calculations.
6. Staff notes that the activation plans show how the plaza and adjacent street (New Santa Fe Street) will be used for a variety of activities including concerts, arts and farmers markets, and street fairs. These diagrams help clarify how much landscaping can be used and where it should be located.

### **Questions for Consideration by the Commission**

In addition to the above comments, staff has identified the following questions for Commission discussion.

1. Are the designs of the new buildings appropriate for the Village South and for its prominent location adjacent to the Village Expansion?
2. Do the architectural styles of each building relate adequately to the architecture and sense of place of Claremont and the Claremont Village?
3. Does the proposed landscape plan adequately reflect and expand the abundant and celebrated landscape environment found in the Village and Village Expansion?

### **CEQA REVIEW**

This preliminary review is not a “project” under the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2)-(3), 15061(b)(3), and 15378(a) of the CEQA Guidelines. On its own, this preliminary review will not result in a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. The City will perform all necessary environmental review in connection with any final review of the project once it is proposed. Therefore, no additional review is required at this time.

### **PUBLIC NOTICE PROCESS**

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a paper copy, please contact Carrissa Roque at [croque@ci.claremont.ca.us](mailto:croque@ci.claremont.ca.us).

Additionally, notice of this preliminary review was sent to all property owners located within the VSSP area or within 300 feet of the VSSP area site on Thursday, January 27, 2022. In addition, notice of this project was included in the City Manager’s Weekly update on February 3, 2022.

Submitted by:

Brad Johnson  
Community Development Director

Reviewed by:

Christopher Veirs  
Principal Planner

Attachments:

A - Block C - Preliminary Plans

B - Block D - Preliminary Plans

C - Conceptual Landscape and Plaza Use Plan (Phases 1 & 2)

# DESIGN REVIEW SUBMITTAL 02

## SOUTH VILLAGE - BUILDING C

OCTOBER 26, 2021



### PROJECT DESCRIPTION

THE PROJECT SITE IS 115,277 SQUARE FEET IN AREA AND LOCATED IN THE NEW SOUTH VILLAGE CLAREMONT PLAN. THE SITE FALLS WITHIN THE TOD OVERLAY OF THE VILLAGE SOUTH SPECIFIC PLAN.

THE PROJECT CONSISTS OF THE DEMOLITION OF THREE EXISTING ONE STORY WAREHOUSES AND SURFACE PARKING LOTS, AND THE CONSTRUCTION OF A 4-5 STORY MIXED-USE RESIDENTIAL BUILDING WITH GROUND-FLOOR COMMERCIAL SPACES, AMENITY SPACES AND LIVE/WORK FLEX AROUND A 5-STORY PARKING GARAGE (468 SPACES) WRAPPED WITH HOUSING.

THE PROJECT PROPOSES TO CONSTRUCT APPROXIMATELY 310,678 SQUARE FEET. THE PROJECT WILL CONSIST OF RESIDENTIAL UNITS (300) AS WELL AS GROUND LEVEL WORK/LIVE FLEX UNITS (13) AND 9854 SQUARE FEET OF RETAIL.

### SHEET LIST

**General**

- G000 TITLE SHEET
- G002 RENDERING - VORTOX CORNER
- G003 RENDERING - GREEN STREET TERMINUS
- G004 RENDERING - WATSON CORNER
- G005 RENDERING - BUCKNELL
- G006 RENDERING - NEW SANTA FE
- G007 MATERIAL PALETTE
- G101 5TH FLOOR PERCENTAGE
- G102 HEIGHT CALCULATION
- G103 LINE OF SIGHT DIAGRAM

**Architectural**

- A001 SITE PLAN
- A100 LEVEL 1 FLOOR PLAN
- A101 LEVEL 2 FLOOR PLAN
- A102 LEVEL 3-4 FLOOR PLAN
- A103 LEVEL 5 FLOOR PLAN
- A200 ELEVATIONS
- A201 ELEVATIONS
- A300 BUILDING SECTIONS
- A301 BUILDING SECTIONS
- A302 PARKING SECTIONS

### AREA SCHEDULE (GROSS)

BUILDING	
CIRCULATION COMMON	46993 SF
FLEX	9935 SF
RESIDENTIAL	8086 SF
RETAIL	216304 SF
SERVICE	12326 SF
STAIR/ELEVATOR	4283 SF
TOTAL	9168 SF
<b>GARAGE</b>	
PARKING	113336 SF

### UNIT COUNT

**UNIT TOTAL** 295

### PARKING SCHEDULE

**PROVIDED**

LEASING	
ACCESSIBLE - VAN	1
STANDARD	5
RESIDENTIAL	
ACCESSIBLE - REG.	4
ACCESSIBLE - VAN	4
COMPACT	65
STANDARD	258
SHARED GUEST/RETAIL	
ACCESSIBLE - REG.	3
ACCESSIBLE - VAN	2
COMPACT	25
STANDARD - RETAIL	90
Total: 457	457











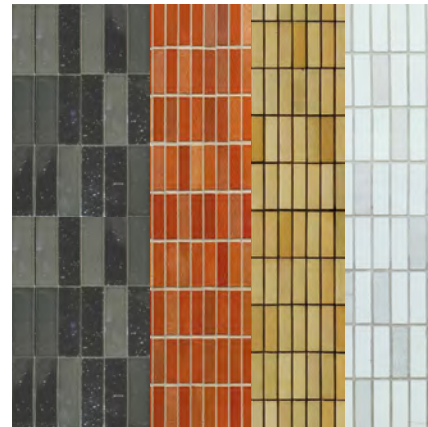




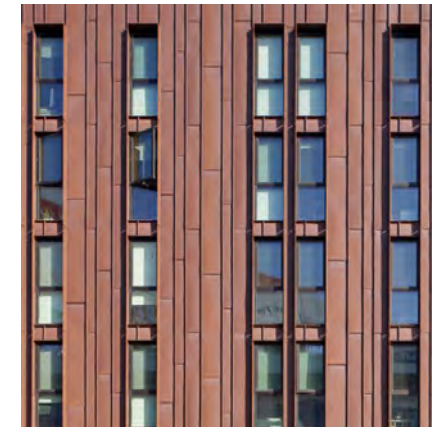
SMOOTH CEMENT PLASTER



MODIFIED WOOD SIDING - KEBONY



GLAZED THIN BRICK



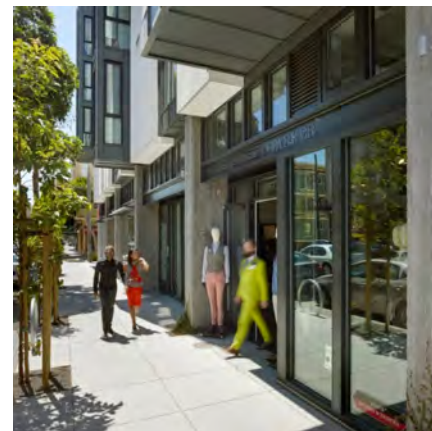
STANDING SEAM METAL



LOW FIRED CLAY TILE



TEXTURED CONCRETE AND VINES



GLASS AND STOREFRONT

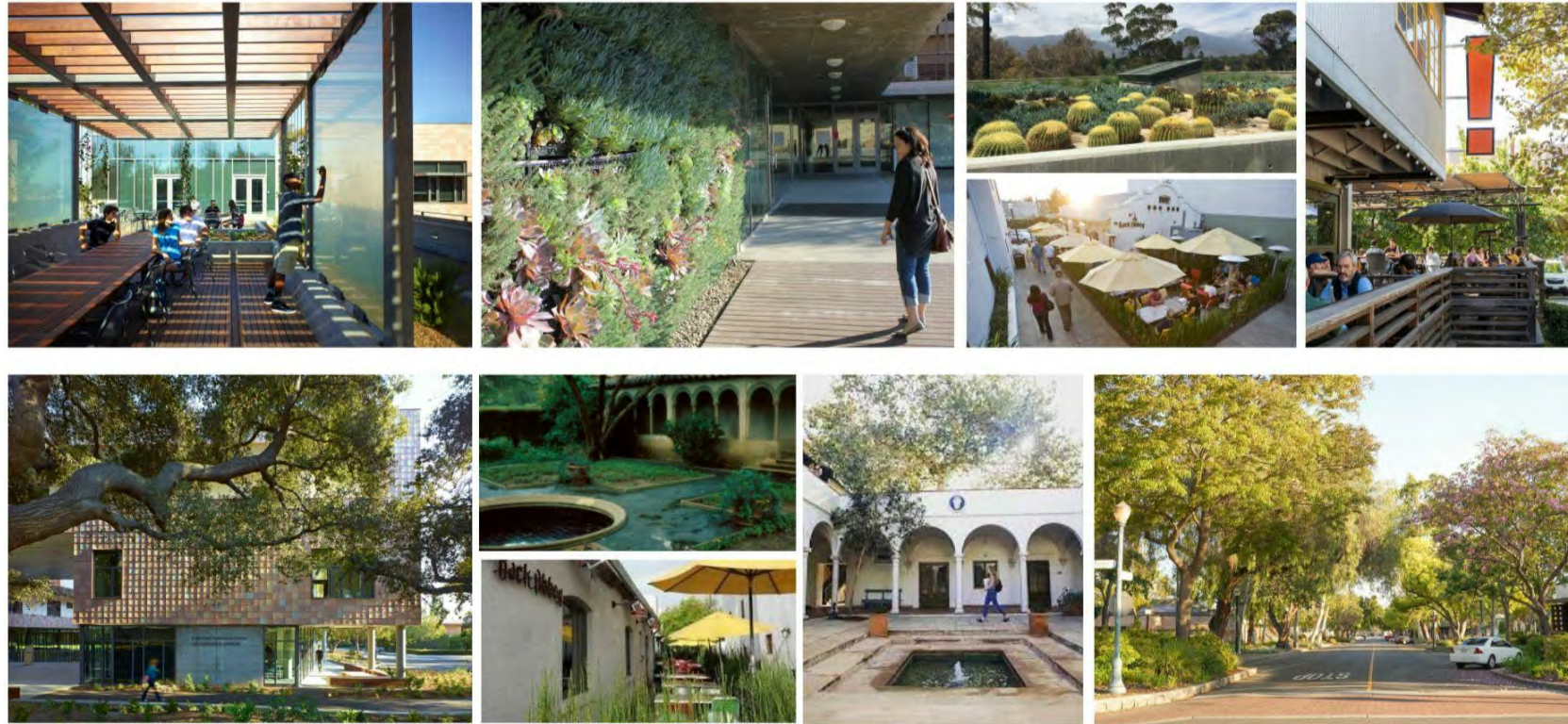


GLASS AND ALUMINUM GARAGE DOOR

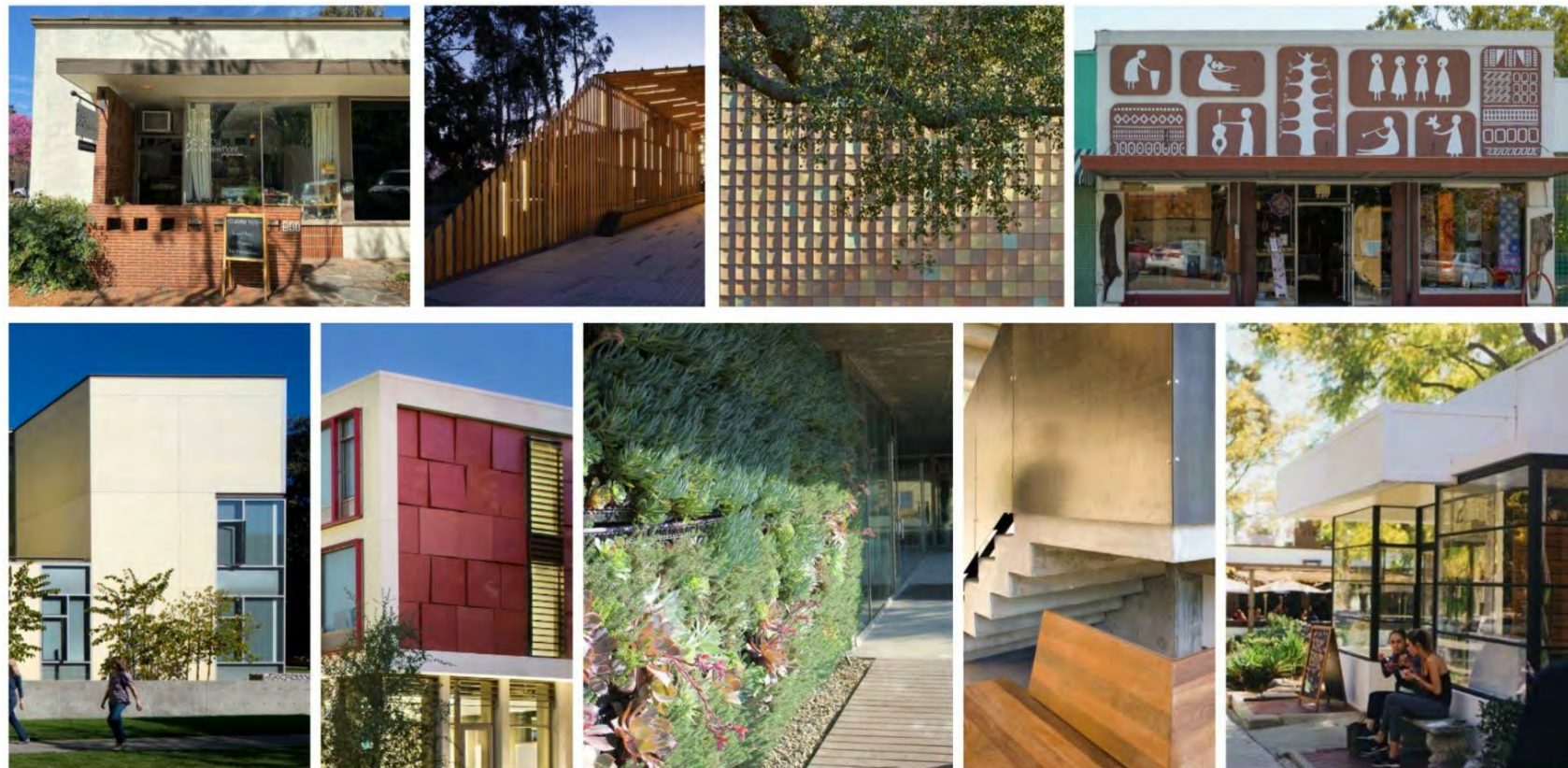


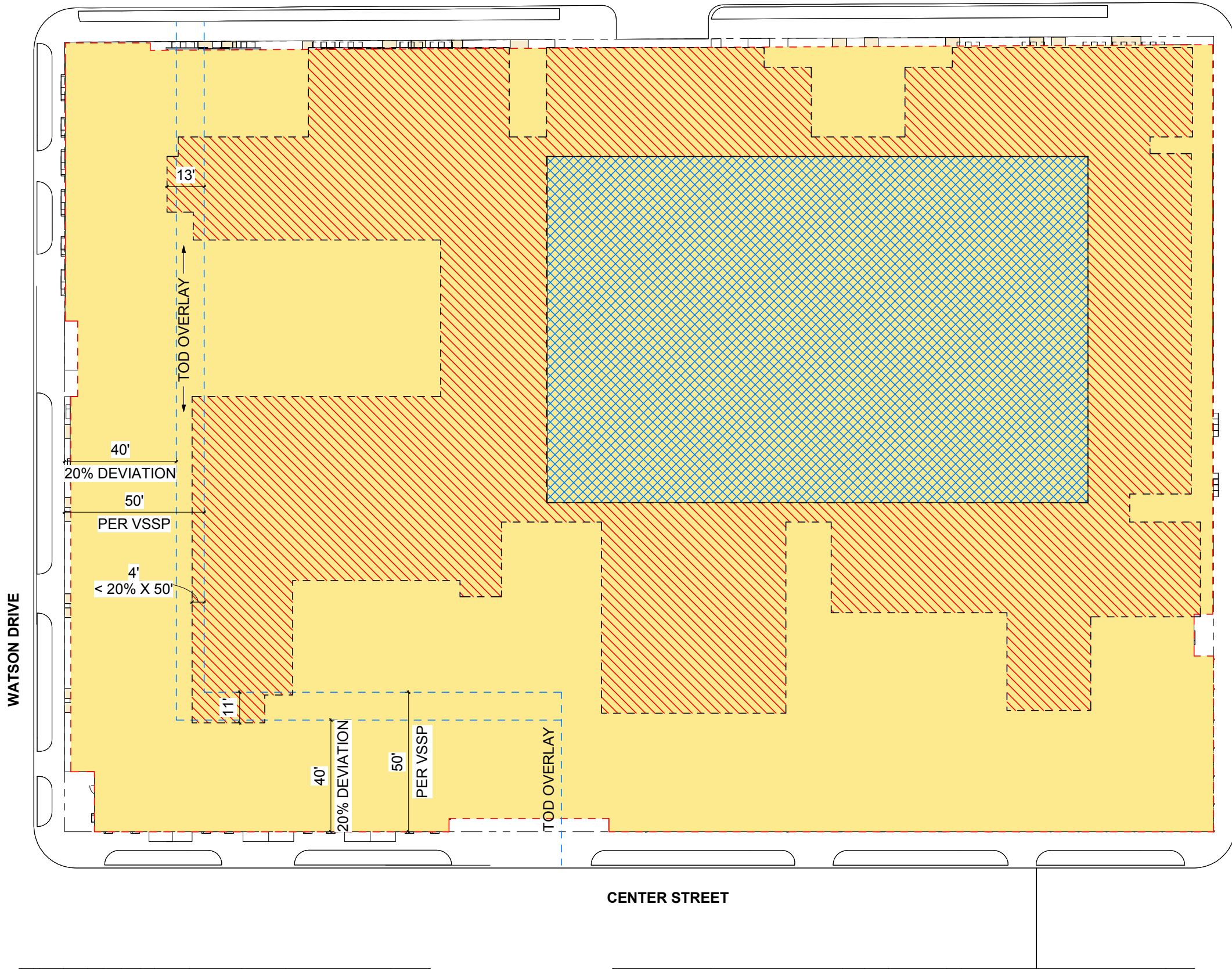
METAL TRELLIS


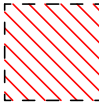
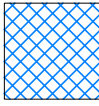

OUTDOOR LIVING - ARCHITECTURE & NATURE

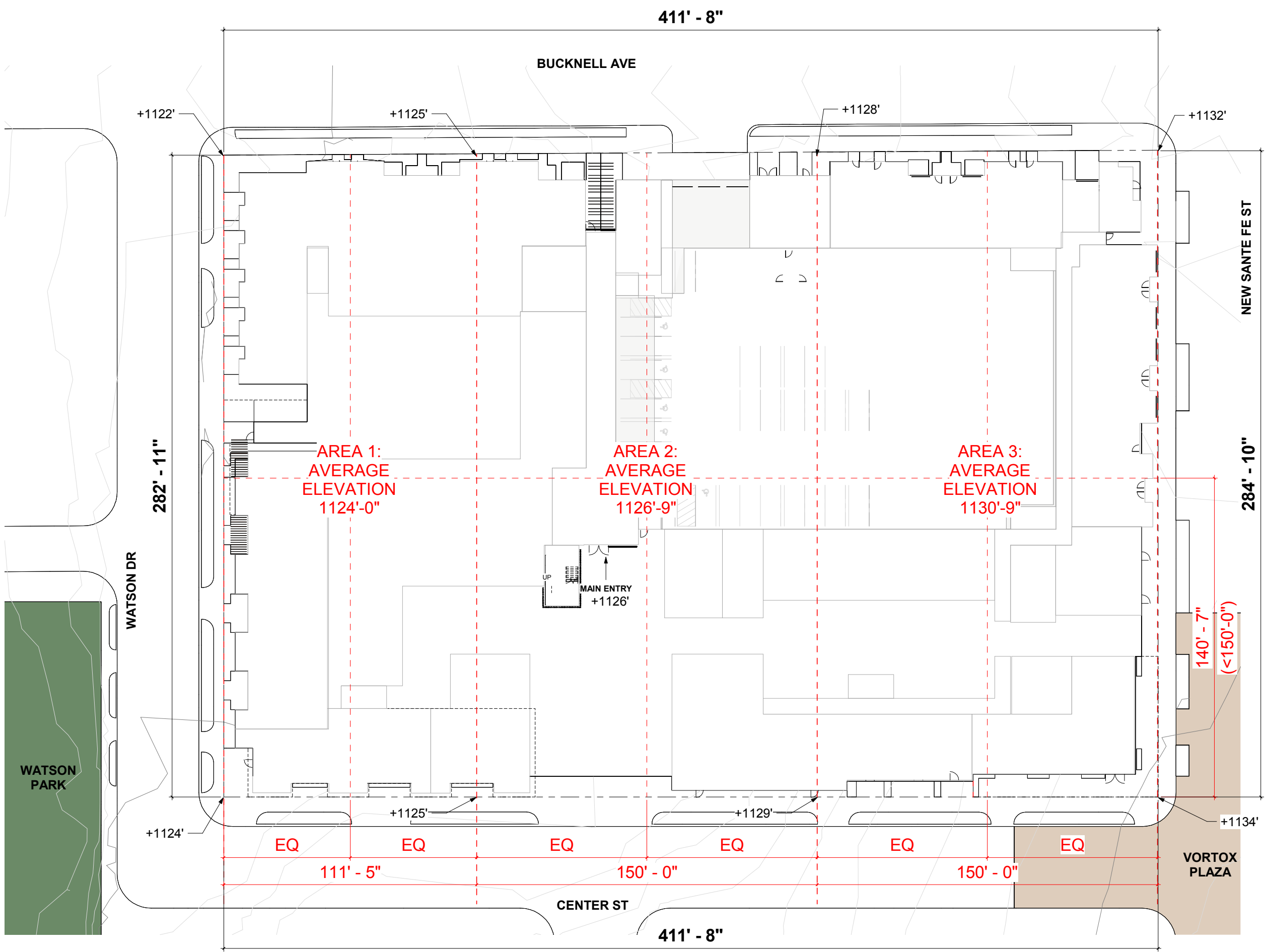


AUTHENTIC MATERIALS





	TOTAL BUILDING GSF: 114,634	100%
	5TH FLOOR GSF: 42,730	<b>37.3%</b>
	GARAGE: 24004	21.07%
	TOD OVERLAY	

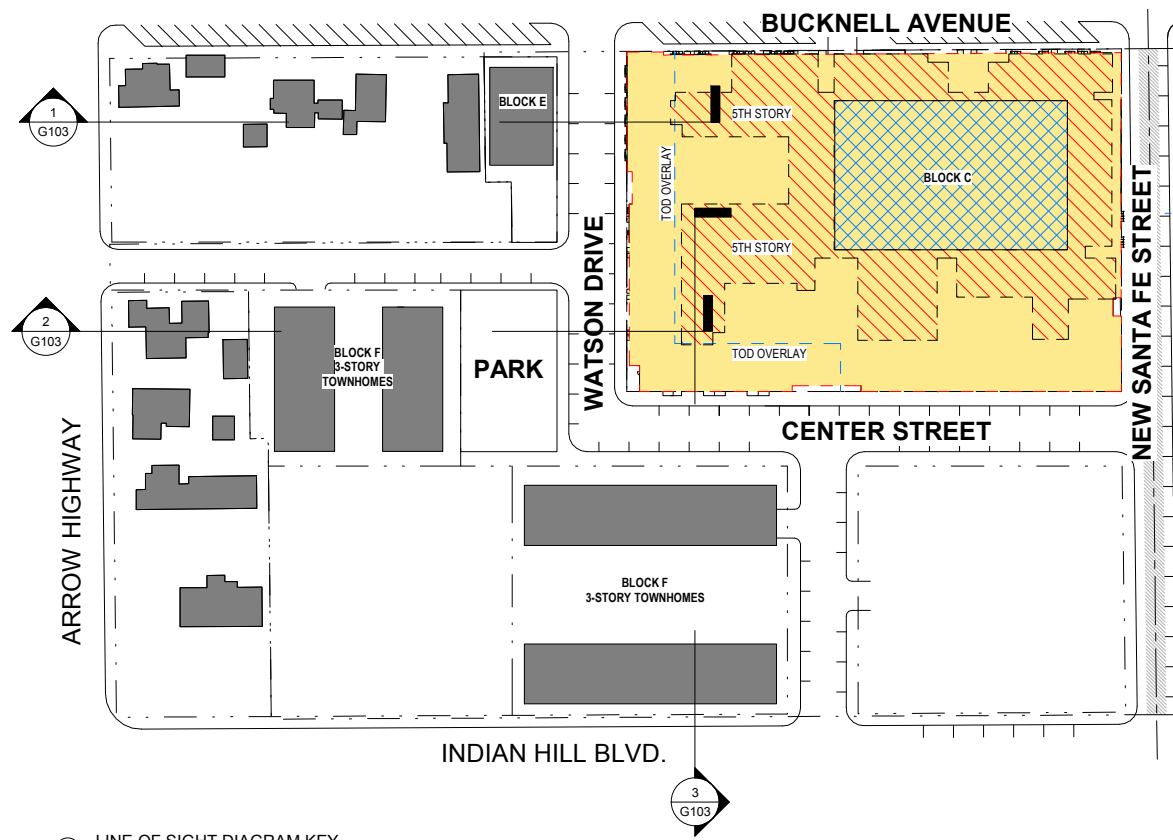


**METHOD OF MEASUREMENT OF HEIGHT:**

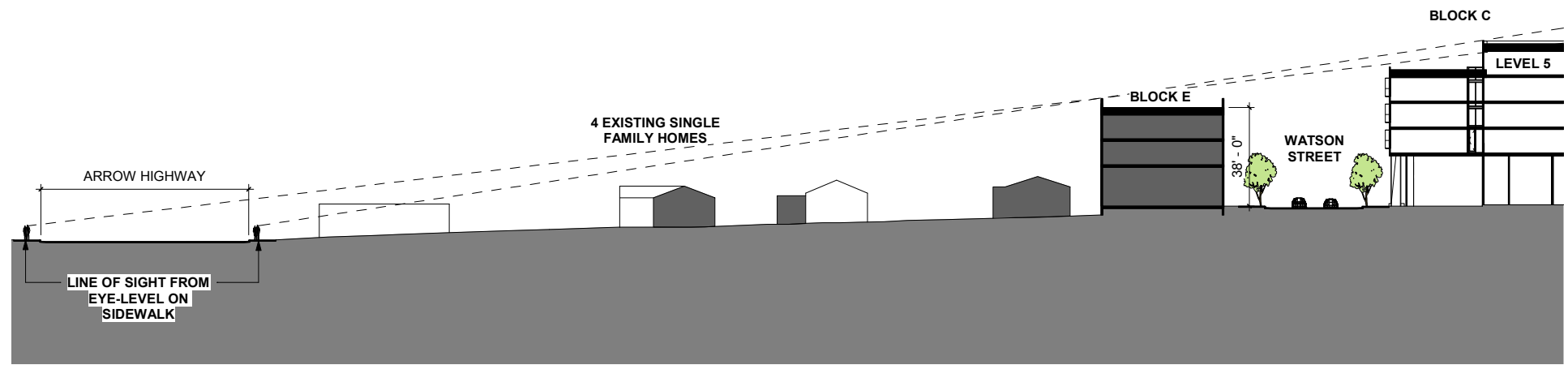
**CODE REFERENCES:**  
**PER VSSP SECTION 3.5:**  
 FOR BUILDINGS GREATER THAN 150' IN LENGTH THAT SPAN AN ELEVATION CHANGE OF 5FT OR MORE, THE BUILDING HEIGHT SHALL BE RECALCULATED PER THE REQUIREMENTS OF CMC 16.130.060.A.1 FOR EACH 150-FOOT INCREMENT OF BUILDING LENGTH.

**PER MUNICIPAL CODE SECTION 16.130.060 A:**  
 THE AVERAGE ELEVATION OF THE GROUND SHALL BE DETERMINED BY ADDING THE ELEVATION OF THE LOWEST POINT OF THE LOT COVERED BY THE BUILDING TO THE ELEVATION OF THE HIGHEST POINT OF THE PART OF THE LOT COVERED BY THE BUILDING, AND DIVIDING BY TWO. HEIGHT MEASUREMENTS SHALL BE BASED ON THE EXISTING TOPOGRAPHY OF THE SITE BEFORE GRADING. FOR AN ADDITION TO AN EXISTING BUILDING THE HEIGHT MEASUREMENT SHALL BE BASED ON THE AVERAGE ELEVATION OF THE EXISTING GRADE WITHIN FIVE FEET OF THE STRUCTURE.

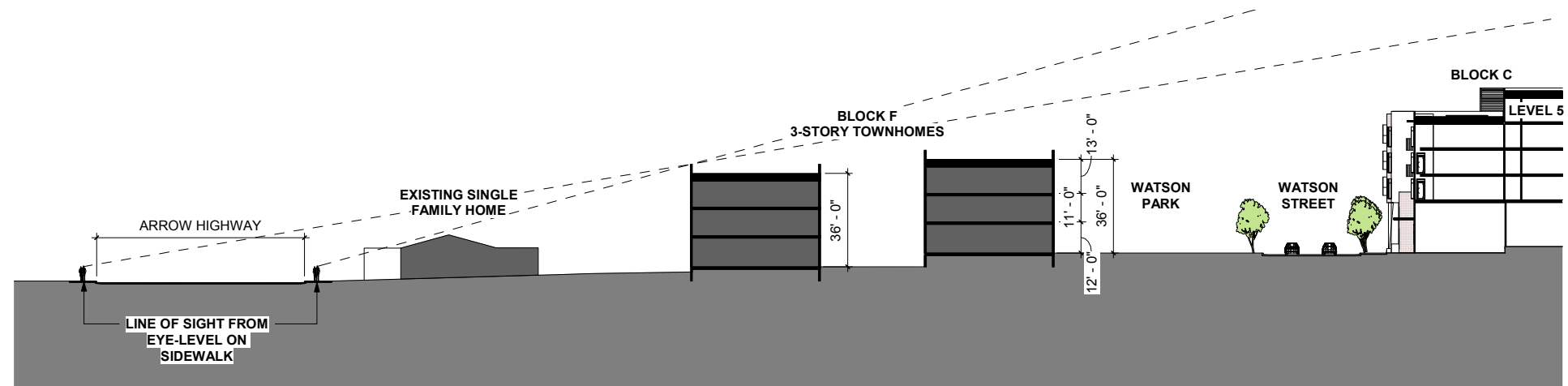
**PROPOSAL:**  
 THE PROJECT HAS DIVIDED THE SITE INTO THREE AVERAGE AREAS, EACH OF WHICH HAS A MAX. 150' FRONTAGE LENGTH ALONG THE LONG SIDE OF THE SITE (THE SIDE OF THE SITE WHICH HAS AN ELEVATION CHANGE GREATER THAN 5FT).



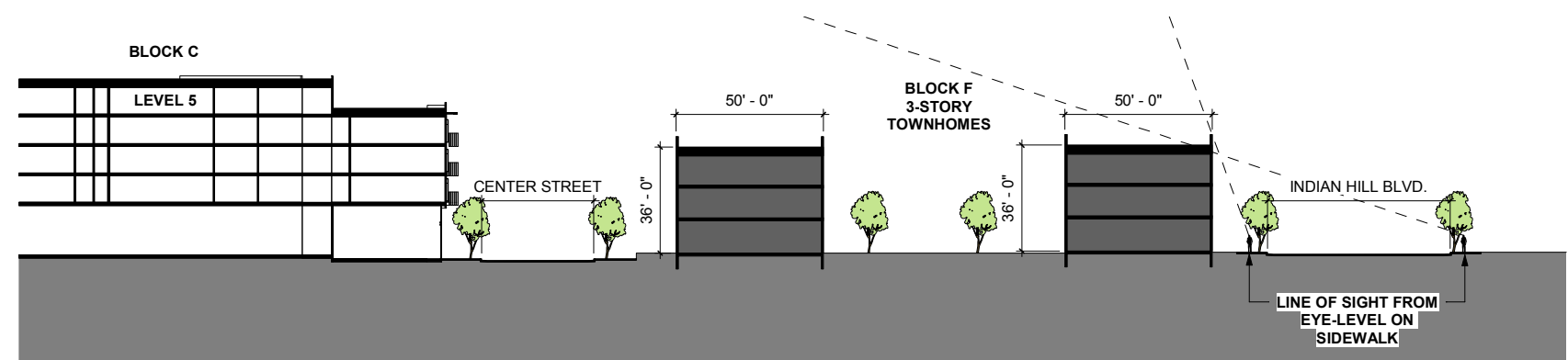
④ LINE OF SIGHT DIAGRAM KEY  
1" = 80'-0"



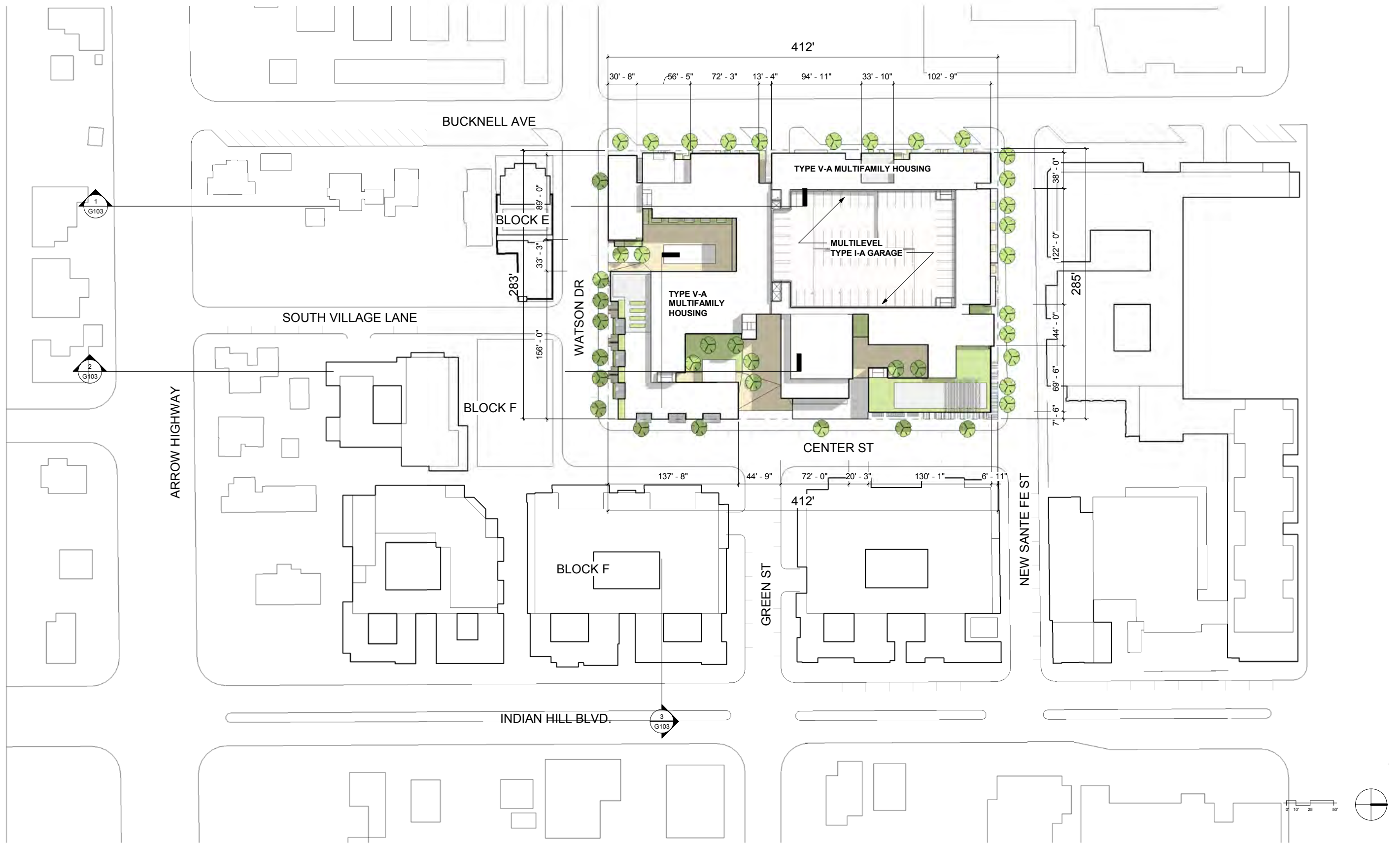
① Siteline Diagram Arrow Highway - Section 1  
1" = 30'-0"



② Siteline Diagram Arrow Highway - Section 2  
1" = 30'-0"



③ Siteline Diagram Indian Hill Blvd  
1" = 30'-0"





BUCKNELL AVE

412'



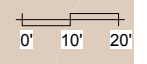
NEW SANTA FE ST

WATSON DR

WATSON PARK

CENTER ST

VORTOX PLAZA



BUCKNELL AVE

412'



NEW SANTE FE ST

VORTEX PLAZA

CENTER ST

WATSON DR

WATSON PARK

0' 10' 20'



BUCKNELL AVE

412'



NEW SANTE FE ST

VORTEX PLAZA

CENTER ST

283'

WATSON DR

285'

WATSON PARK

0' 10' 20'



BUCKNELL AVE

412'



NEW SANTE FE ST

283'

WATSON DR

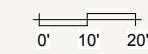
123' - 10"

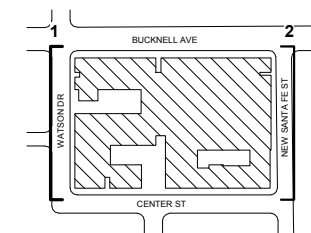
285'

VORTOX PLAZA

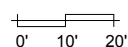
CENTER ST

412'

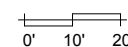


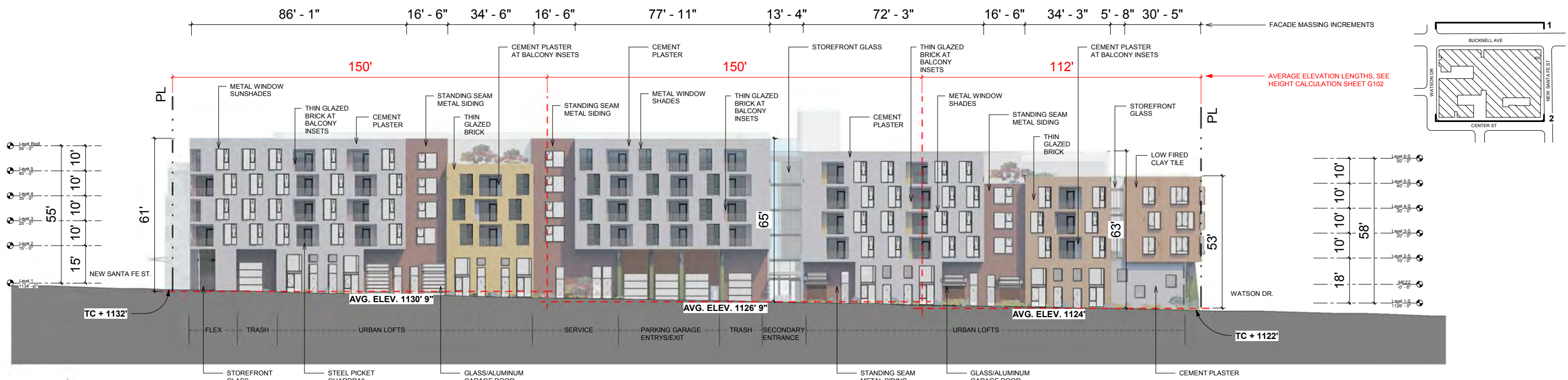


① ELEVATION AT NEW SANTA FE ST.  
1" = 20'-0"

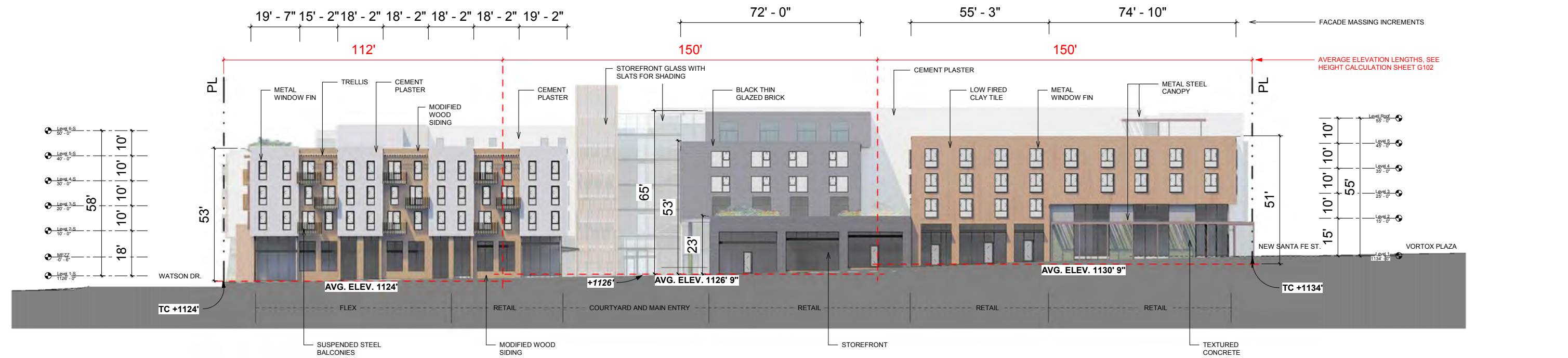
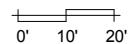


② ELEVATION AT WATSON DR.  
1" = 20'-0"

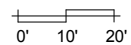


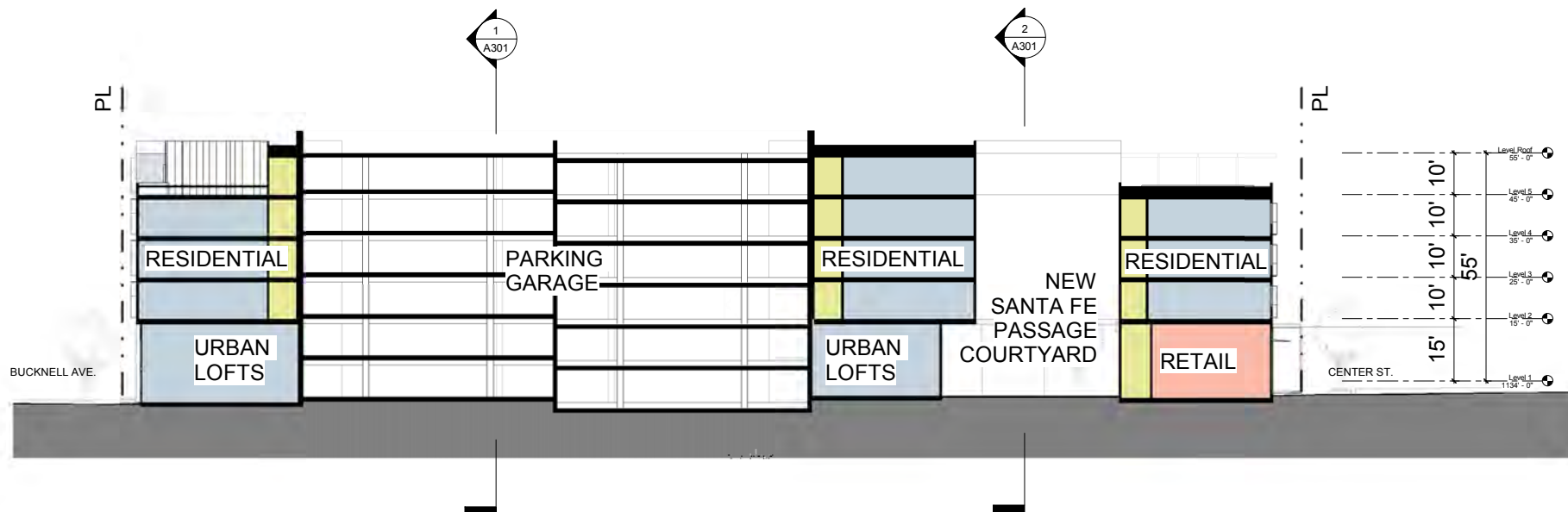
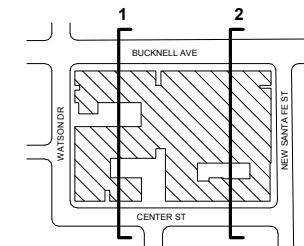


① ELEVATION AT BUCKNELL AVE.  
1" = 20'-0"

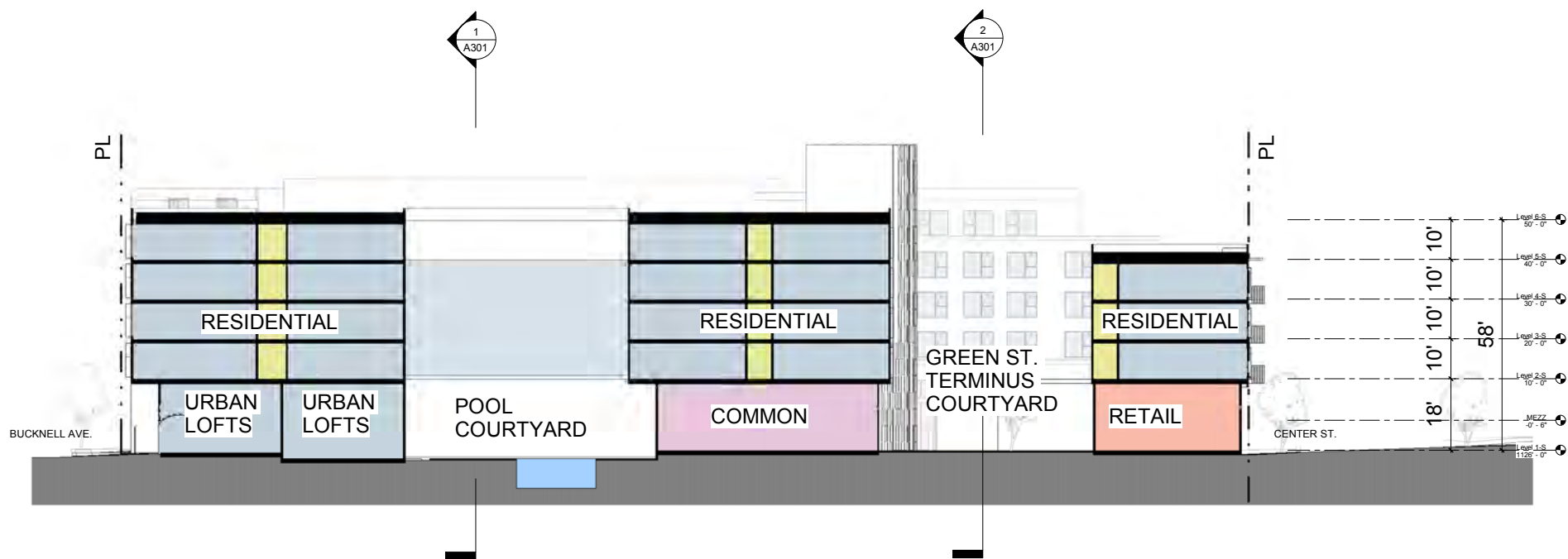
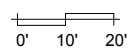


② ELEVATION AT CENTER ST.  
1" = 20'-0"

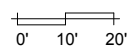


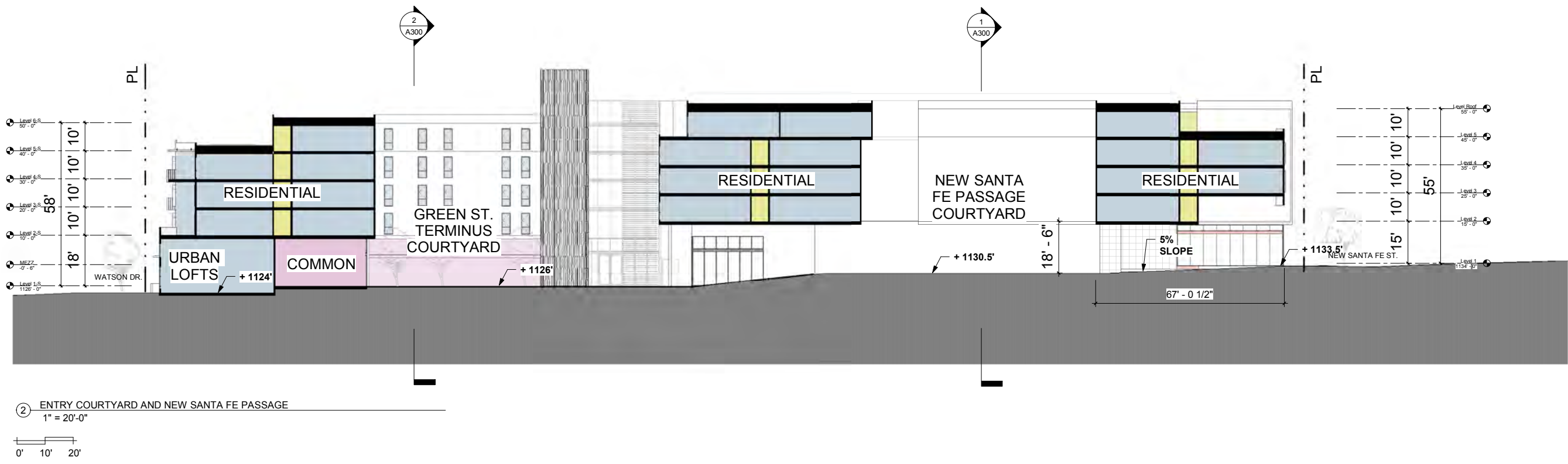
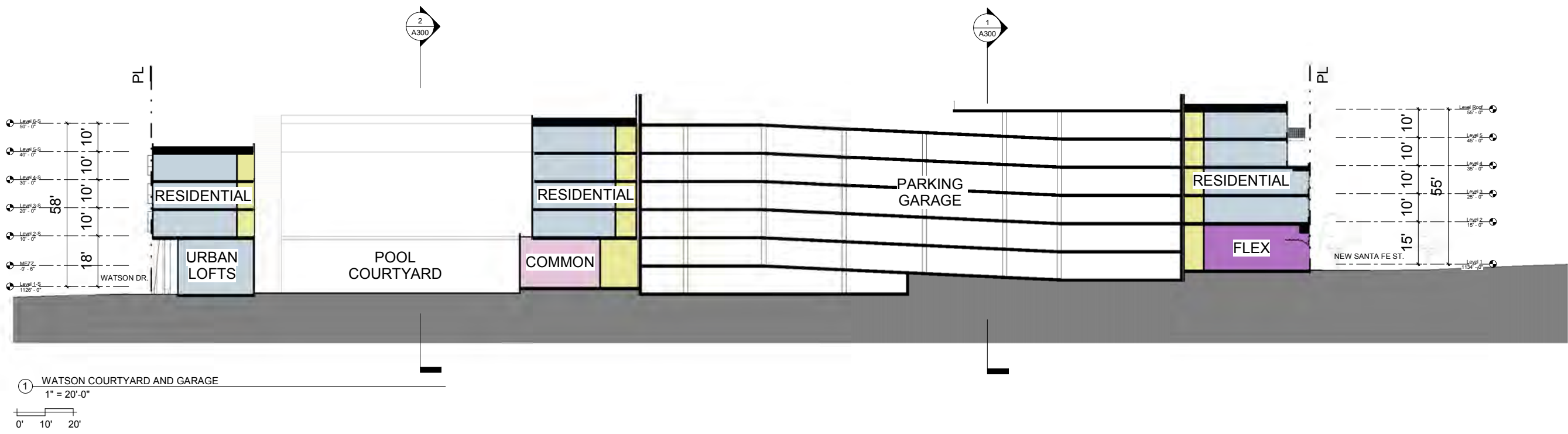
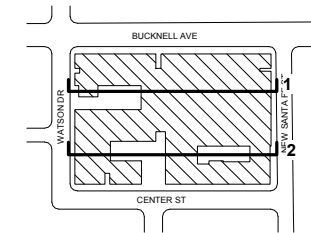


① CROSS SECTION AT GARAGE AND NEW SANTA FE PASSAGE  
1" = 20'-0"

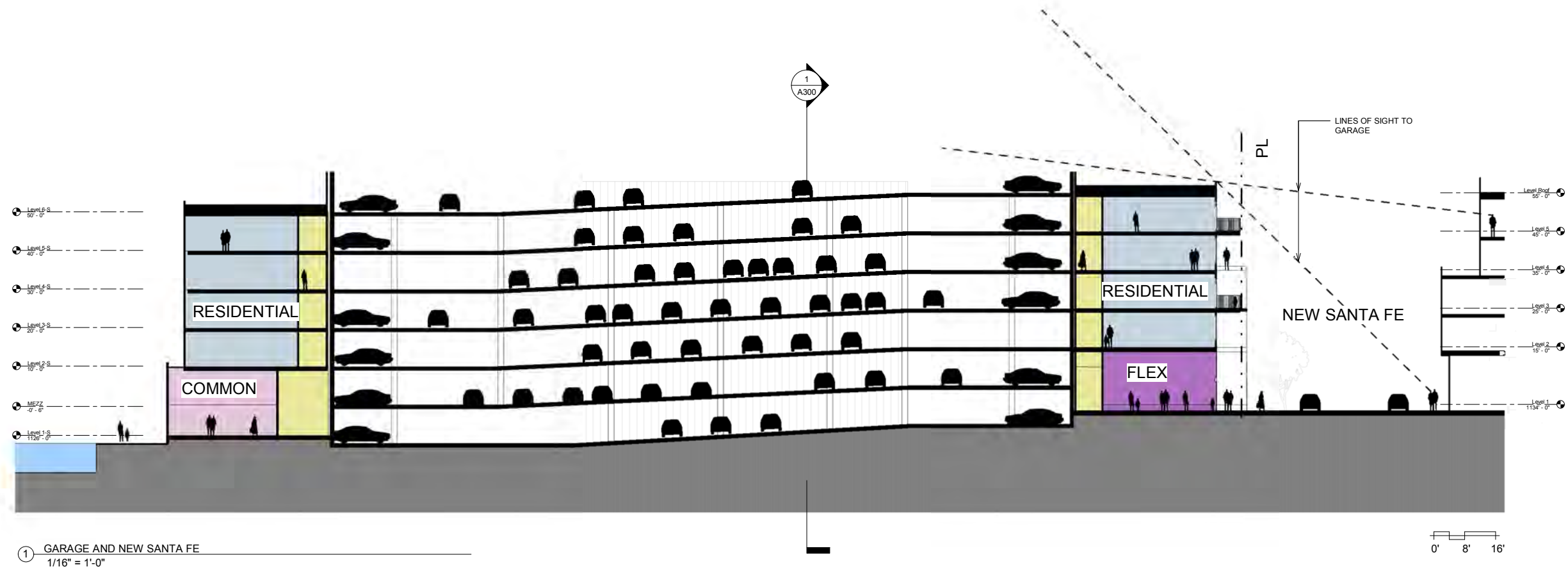
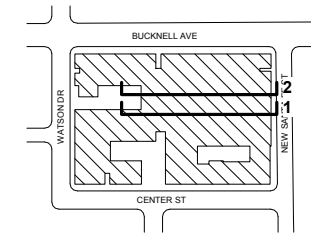


② CROSS SECTION AT POOL AND GREEN STREET TERMINUS COURTYARDS  
1" = 20'-0"

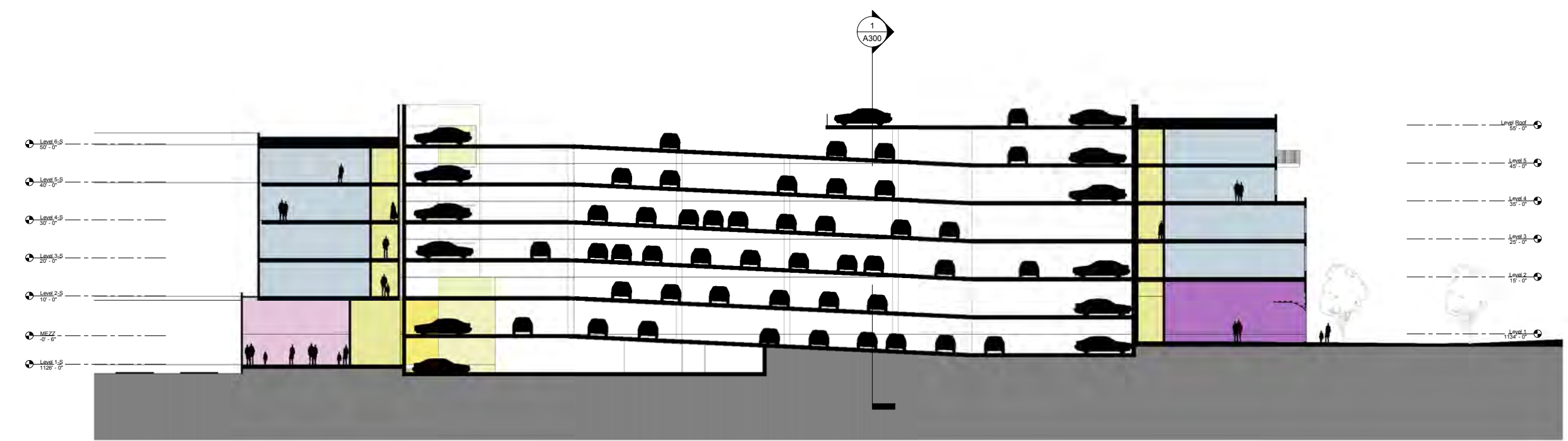
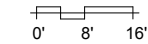








① GARAGE AND NEW SANTA FE  
1/16" = 1'-0"

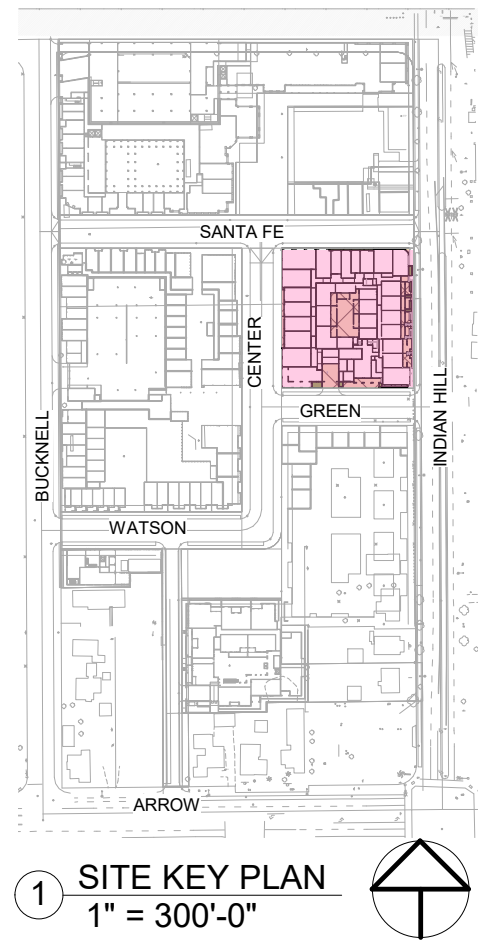


② GARAGE SECTION 2  
1/16" = 1'-0"



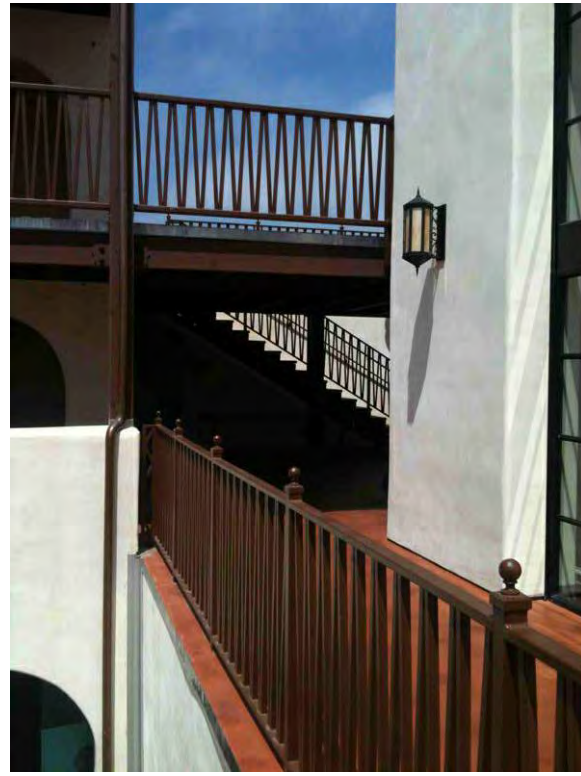
# Eco-Span-Deco

(ECOLOGICAL - SPANISH - DECO)



1 SITE KEY PLAN  
1" = 300'-0"





**Eco-Span-Deco**  
 Inspired by both the Spanish architectural heritage and the Art-Deco style - combined with a commitment to ecological building practices.  
 Ecological Spanish and Deco  
 "Eco - Span-Deco"  
 The original architectural inspiration is the Santa Barbara Junior High School built in the 1930's - with its zig zag tiled parapets and other deco motifs merged with a Spanish vernacular, it is the origin of this style. The Artisan Court Housing project was the first of our buildings to use the Eco-Span-Deco style merging the style with an Irving Gill sensibility. We look forward to bringing the style to life in Claremont, we believe it is a perfect fit for its village feel and its eclectic architectural heritage.







① HEIGHT DETERMINATION  
1/32" = 1'-0"

**TABLE 3.2.A - REQUIRED FINDINGS BY PROJECT TYPE NARRATIVE**

The project is consistent with and furthers the vision for Village South in a number of ways, the most significant is the introduction of a unique design style "Eco-Span-Deco" (described on Sheet G01) that plays with two important design styles found in the historic village, Art Deco and Spanish Revival and integrates them into a building focused on sustainability, the "Eco" – logical of the style. One of the goals from the VSSP Overall Vision is to create a South Village that is similar to the historic village while creating its own unique identity. We have approached this by developing this playful style, "Eco-Span-Deco", that uses architectural motifs from the historic village in a unique and fresh approach.

Claremont is well known for its lovely Spanish Revival buildings found on many of its college campuses and in its historic village. It can also boast of a number of charming examples of Art-Deco buildings such as the building at the corner of N Indian Hill Blvd and Second St. We have used these historic village buildings as inspiration to establish the design for this block. The project also uses another building typology found in the historic village, a corner brick building. This element creates a gateway building into the project at Santa Fe Street and creates architectural variety that reinforces a sense of smaller, village scaled, buildings.

Claremont's historic village has a lively eclectic mix of architectural styles and we believe the design for this block is not only consistent with this vision but also furthers it by creating a playful and unique architectural expression that springs from the architectural heritage of the historic village.

The overall building massing is broken down into smaller scale "building" elements that reflect the scale and proportion that meet the intent of the VSSP. The building is carefully modulated to scale down along Indian Hill Blvd to better relate to the existing neighborhood which is a mix of three story (the apartment complex at Santa Fe and Indian Hill) and one-story single-family homes. The larger massing is internal to the site with a four story that relates to the proposed larger apartment building on Center St.

The building's materials and ornamentation are all authentic, high quality and purposeful. Examples include the "zig-zag" tube steel guardrails found on the decks and patios throughout the project. This deco detail unifies the overall project and is a unique and playful design element. The project proposes to use true two-piece mission tile roofs, wood rafter tails, wood trellises, smooth troweled plaster, whitewashed brick and other high quality design elements and materials.

The project uses a substantial number of covered decks around it's perimeter that are all at least a very functional 6' deep and provide an important passive solar design technique that is important in Claremont's climate. The decks are an integral part of the design success for the project, creating deeply shadowed layers that line the larger building blocks.

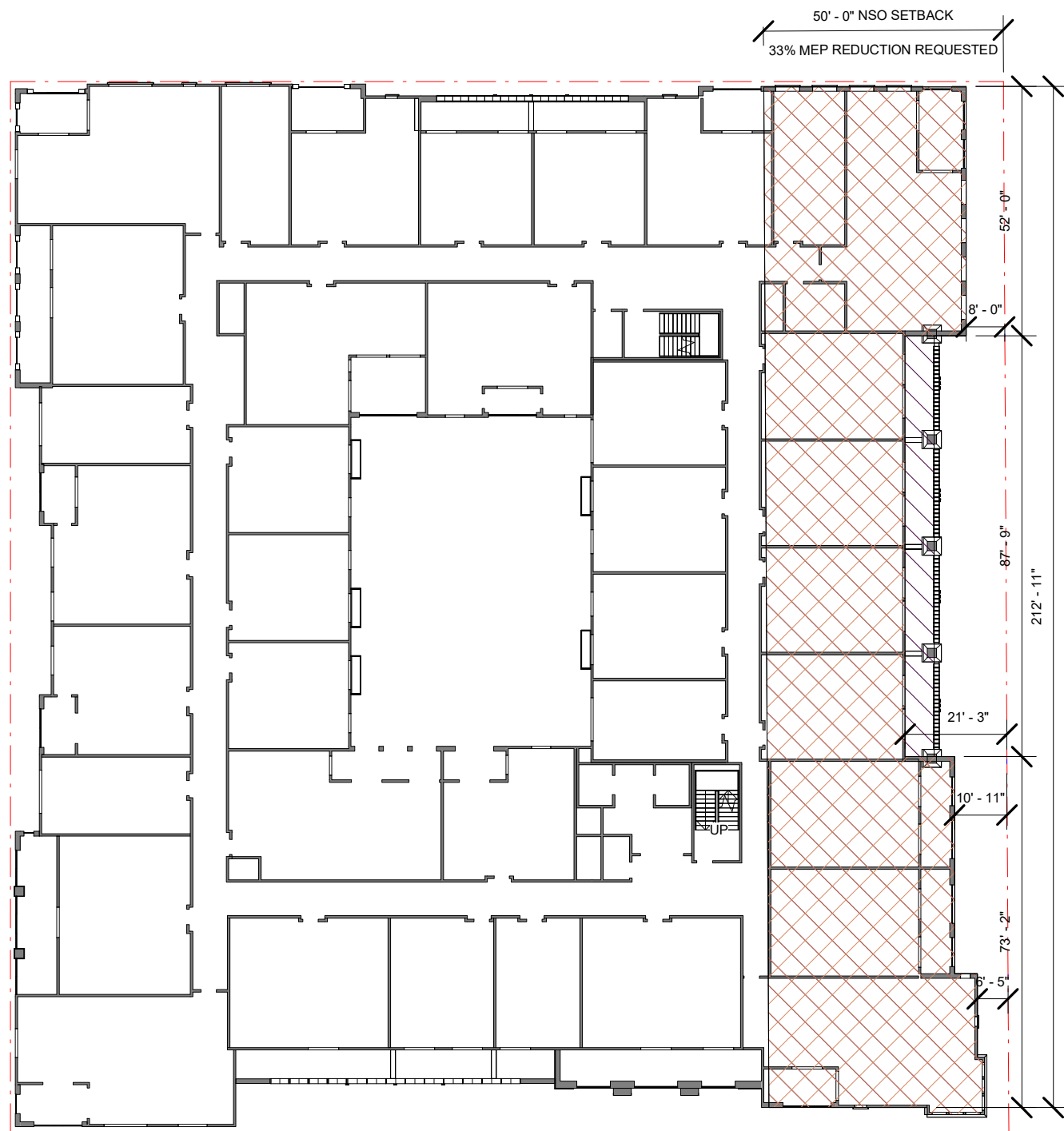
The ground floor level is largely lined with commercial spaces that include large windows and entry doors as well as arched arcades that provide shade and architectural interest. All of the ground floor walls are at least 12" deep with the fenestration and entries deeply set in. The arcade arch walls are proposed as 18" deep to ensure that the building mass of this style is strongly appreciated.

One stretch of façade along Green St that has both the garage entry and transformer access has less fenestration, but includes details such as a decorative laser-cut steel panel at the transformer access and deep planters flanking the garage entry. These design elements maintain the architectural interest and pedestrian scale along this façade and create a strong building mass for the detailed decks above.

A Line of Site Study has been included in this package that demonstrates the minimum visibility of the 4<sup>th</sup> story as seen from two vantage points on Indian Hill Blvd. This package also includes a rendering from the corner of Indian Hill Blvd and Green St that demonstrates how inconspicuous the 4<sup>th</sup> story is from this vantage point. This rendering shows an important design feature to this gateway corner into the South Village, we are proposing a dramatic wood "mirador" (corner bay window) that works well with the overall playful Deco-Spanish style and creates a unique "marker" that, we believe, will become a focal feature for the entry to the project.

The proposed 4<sup>th</sup> story maintains a high level of architectural interest and high-quality design. Wood trellises are proposed in a number of locations for the 4<sup>th</sup> floor decks with a variety of columns styles. These trellises will create both an added material texture and patterned shadows on the building elevation. Roof elements are designed with architectural features such as the "zig-zag" clay tile caps, scalloped roof tile caps and two-piece mission tile roofs with wood rafter tails. Details such as clay pipe overflows and plaster molding banding also add to the high quality of the upper floor design.





**VSSP TABLE 3.5.1**

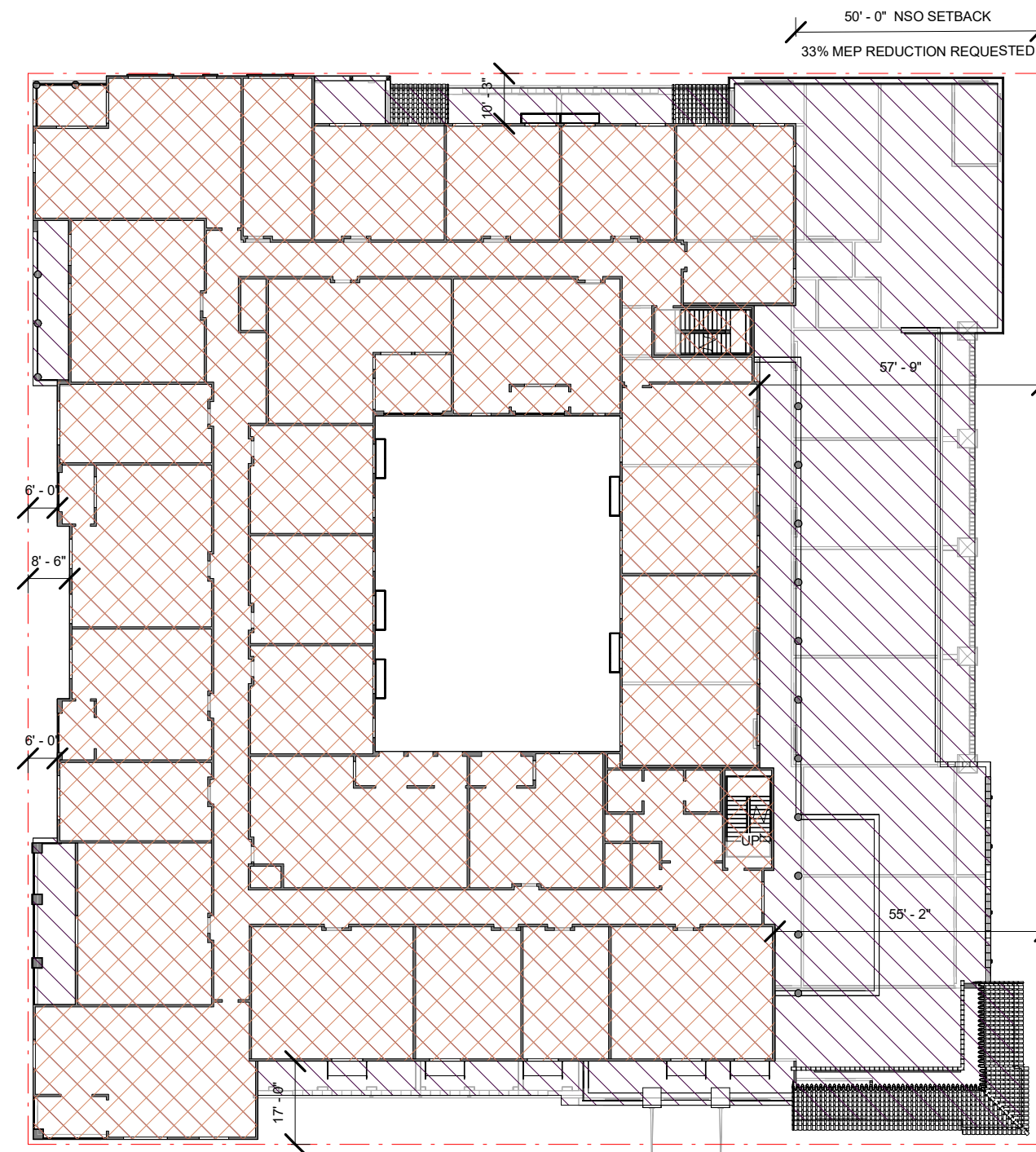
**REQUIRED:  
(BASED ON 50' SETBACK)**  
NSO FOOTPRINT: 8,274 SF  
85% MAX 3 STORY  
ALLOWED: 7,033 SF

**MEP 20%**  
ALLOWED: 8,439 SF

**PROPOSED:**  
3RD STORY: 7,740 SF  
93% OF BUILDING FOOTPRINT

**9.4% DEVIATION REQUESTED**

- NSO FOOTPRINT
- 3 STORY



**VSSP TABLE 3.5.1**

**REQUIRED:**  
BUILDING FOOTPRINT: 37,327SF  
60% MAX 4 STORY  
ALLOWED: 22,396 SF

**MEP 20%**  
72% Max 4 STORY = 26,875 SF

**PROPOSED:**  
4TH STORY: 25,660 SF  
68% OF BUILDING FOOTPRINT

**13.3% DEVIATION REQUESTED**

- BUILDING FOOTPRINT
- 4TH STORY

② NSO ALLOWABLE 3RD STORY ANALYSIS  
1/32" = 1'-0"

① ALLOWABLE 4TH STORY ANALYSIS  
1/32" = 1'-0"

**TABLE 3.1.F MINOR EXCEPTIONS REQUESTED**

- **BUILDING HEIGHTS (3.5)**
  - ADDITIONAL HEIGHT
    - SEE BUILDING ELEVATIONS SHEETS A400 AND A401 FOR ADDITIONAL HEIGHT REQUESTS IDENTIFIED
  - TABLE 3.5.1 ALLOWABLE HEIGHTS BY SUBAREA
    - ALLOWABLE 3 STORY IN NSO
      - REQUEST A 9.4% DEVIATION FROM THE 85% MAXIMUM. SEE EXHIBIT THIS SHEET.
    - ALLOWABLE 4 STORY OUTSIDE NSO
      - REQUEST A 13.3% DEVIATION FROM THE 60% MAXIMUM. SEE EXHIBIT THIS SHEET

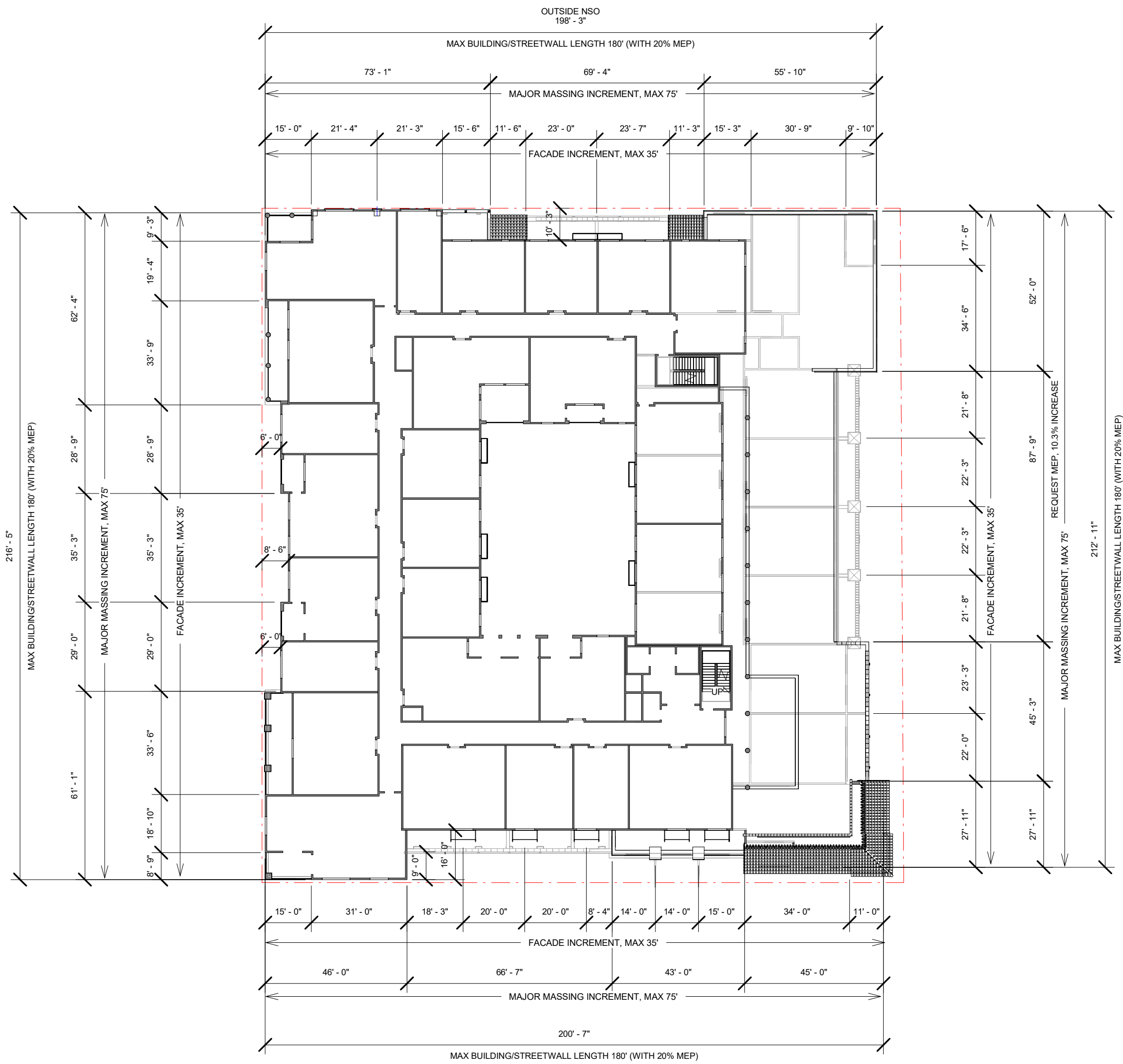
**Table 3.5.1 Maximum Stories by Subarea**

Block	Site-wide <sup>1</sup>	Neighborhood-scale Overlay <sup>1</sup>
A	4th floor: 100% of footprint 5th floor: 35% of footprint	3rd floor: 100% of footprint within NSO
B	2nd floor: 100% of footprint 3rd floor: 35% of footprint	3rd floor: 100% of footprint within NSO <sup>2</sup>
C	4th floor: 100% of footprint 5th floor: 35% of footprint	NA
D	3rd floor: 100% of footprint 4th floor: 60% of footprint	3rd floor: 85% of footprint within NSO
E	3rd floor: 100% of footprint 4th floor: 35% of footprint	3rd floor: 50% of footprint within NSO
F	3rd floor: 100% of footprint 4th floor: 50% of footprint	3rd floor: 25% of footprint within NSO
G	NA	3rd floor not allowed
H	NA	3rd floor: 25% of footprint within NSO; 50% of footprint within NSO where "Shopfront or Retail Ready" is shown on Figure 3.4

**Notes**

- <sup>1</sup> Projects outside of the TOD Height Overlay which include any building height above 3 stories are subject to Architectural Review. See **Table 3.2**.
- <sup>2</sup> Vortex Building is included in calculation.





1 BUILDING PLACEMENT AND MASSING  
1/32" = 1'-0"

TABLE 3.1.F MINOR EXCEPTIONS REQUESTED

- BUILDING PLACEMENT AND MASSING (3.6)**
  - DEPTH OF NEIGHBORHOOD SCALE OVERLAY. REQUEST REDUCTION OF 33% TO A 50' DEPTH
    - SEE DEPTH ANALYSIS VIEWS SHEET G013 DEMONSTRATING THAT THE VISABLE 4TH STORY COMPONENTS DO NOT EXCEED UNBROKEN LENGTHS GREATER THAN 75'.
  - BUILDING/STREETWALL LENGTH
    - REQUEST RELIEF ON ALL FOUR FACADES FROM THIS REQUIREMENT.
    - THE SITE IS SMALL WITH OVERALL STREETWALLS VARYING FROM 198'-3" TO 216'-05 MAKING THE INTRODUCTION OF THE BUILDING SEPARATIONS A LARGE IMPACT TO AN OTHERWISE SMALL BLOCK.
    - THE MEP 20% ALLOWS FOR UP TO 180', WE REQUEST AN ADDITIONAL EXEMPTION DUE TO THE SMALL LOT AND THE PROPOSED BUILDING ARTICULATION THAT MEETS THE INTENT.
  - MAJOR MASSING INCREMENT
    - REQUEST ONE MEP FOR AN 87'-9" MAJOR MASSING INCREMENT ALONG INDIAN HILL. THIS IS OTHERWISE RHYTHMICALLY BROKEN DOWN INTO SMALL FACADE INCREMENTS WITH ENGAGED PILASTERS TO CREATE A MIDBLOCK DESIGN MOTIF.
  - FACADE INCREMENT
    - NONE REQUESTED

Table 3.6 Building Placement & Massing Standards

Placement	Within NSO <sup>1</sup>		Outside of NSO	
	Blocks B, D	Blocks E, F, G, H	Blocks B, D, E, F	Blocks A, C
<b>1 Build-to Area (by frontage)</b>				
Shopfront	0'-15'	0'-15'	0' - 4'	0' - 4'
Retail Ready	0'-15' <sup>2</sup>	0'-15' <sup>2</sup>	0' - 10' <sup>2</sup>	0' - 10' <sup>2</sup>
Other Nonresidential	10'-15'	10'-15'	0' - 10'	0' - 10'
Residential	10'-15'	10'-15'	10' - 15'	10' - 15'
<b>2 Buildout Percentage (min)</b>	100%	100%	100%	100%
<b>3 Interior Side Setback</b>	10'	10'	10'	10'
<b>4 Rear Setback (min)</b>				
Principal Building	5'	5'	5'	5'
<b>Massing</b>				
<b>A Building / Streetwall Length (max)</b>	150'	75'	150'	no max <sup>3</sup>
<b>B Major Massing Increment (max)</b>	75'	75'	75'	75'
<b>C Building Separation (Streetwall Break)</b>	15' wide by depth of NSO	15' wide by building depth	15' wide by building / liner depth	NA
<b>D Façade Increment (max)</b>	35'	35'	35'	35'

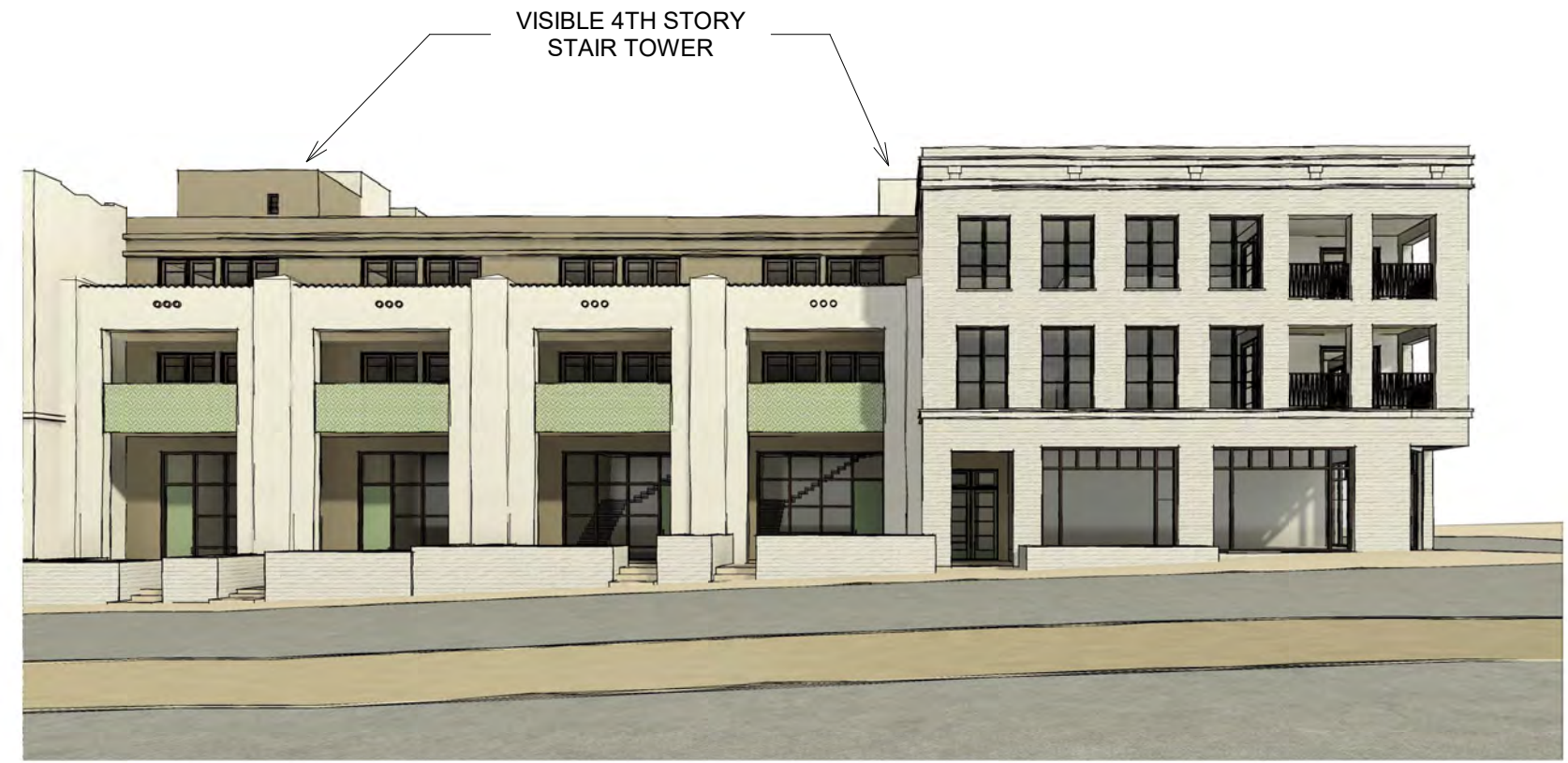
Notes

- Applicable only to frontage on S. Indian Hill Blvd and Arrow Hwy. Frontage within the NSO but on other streets may comply with the "Outside of NSO" build-to standards.
- Residential ground floor units must maintain a front setback of 10'.
- Building / Streetwall Length in Blocks A and C may be "block form" - extending the length of the block on all sides.

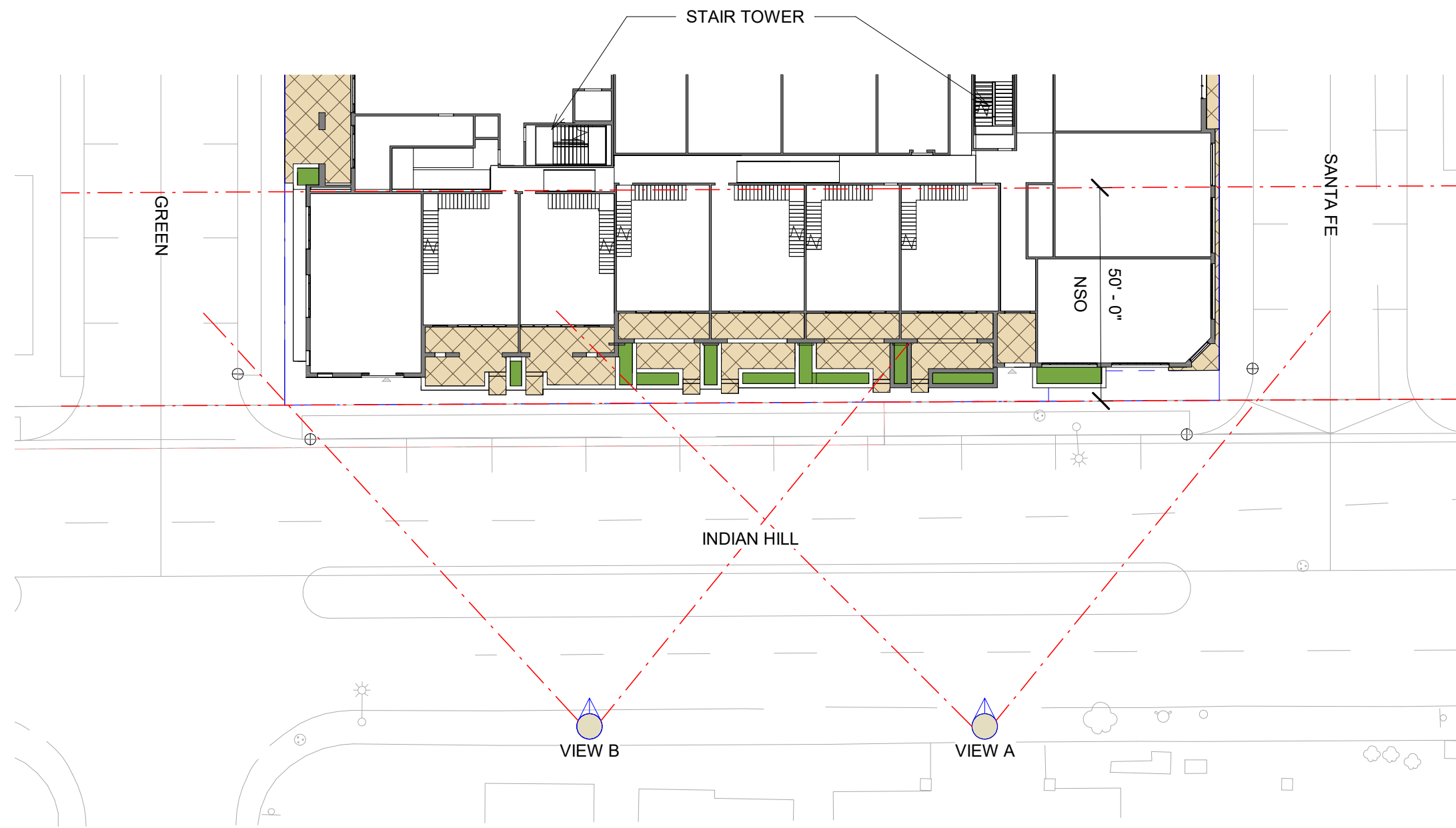




Ⓑ NSO DEPTH ANALYSIS - VIEW B



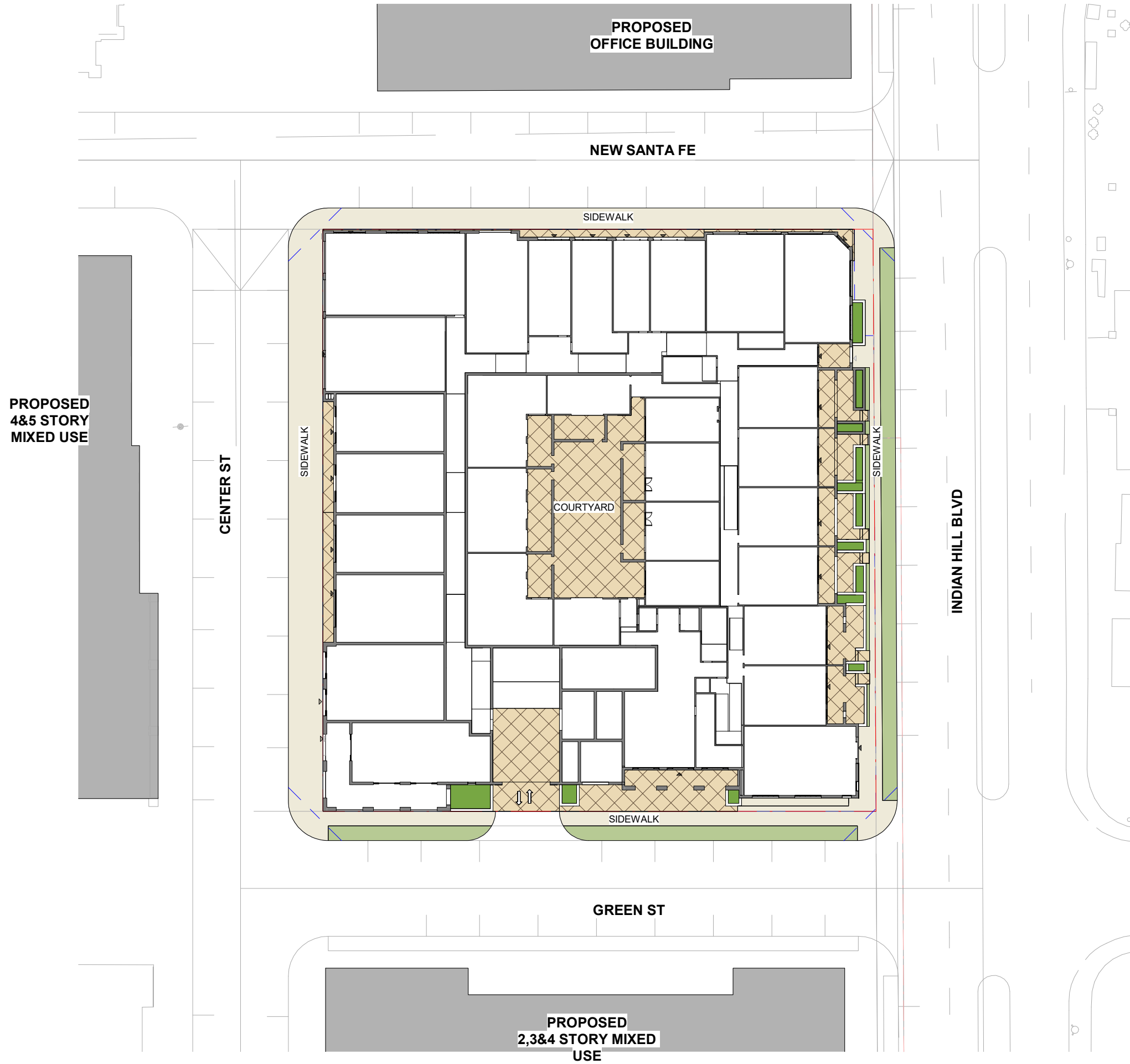
Ⓐ NSO DEPTH ANALYSIS - VIEW A



PLAN VIEW SHOWING CAMERA LOCATIONS

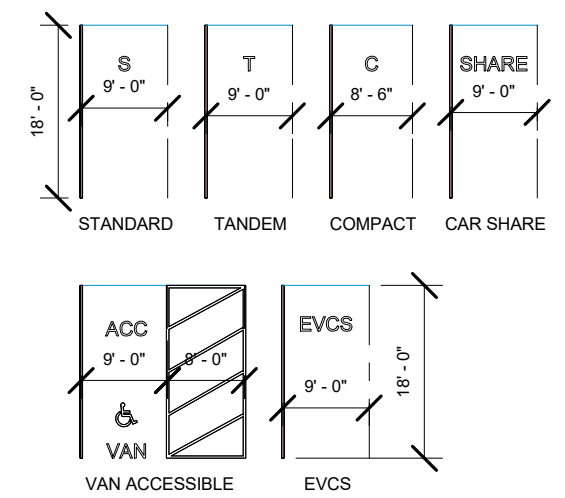
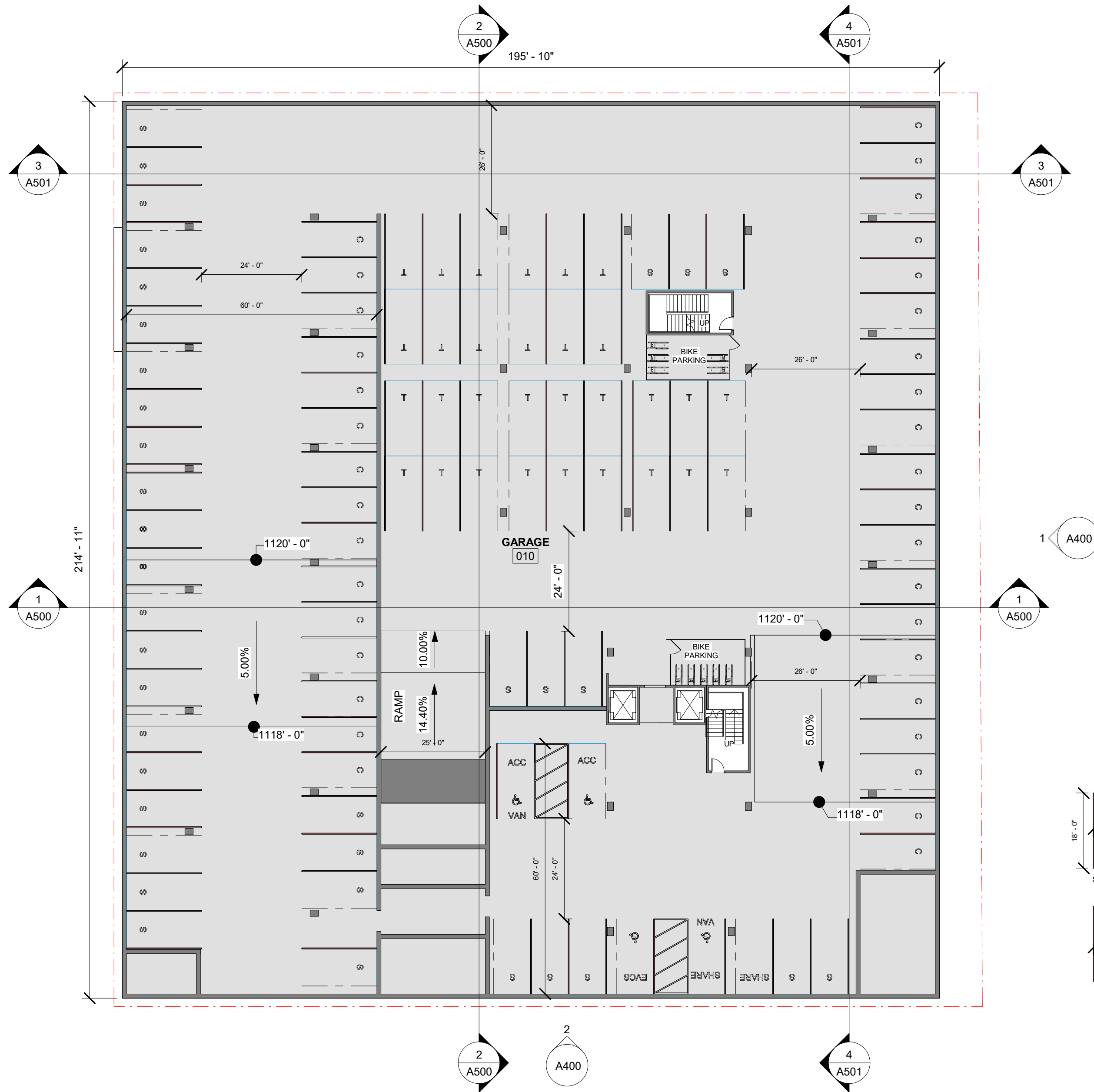






① Site  
1" = 40'-0"





0 Level 0  
1" = 20'-0"

A200  
FLOOR PLAN LEVEL 0

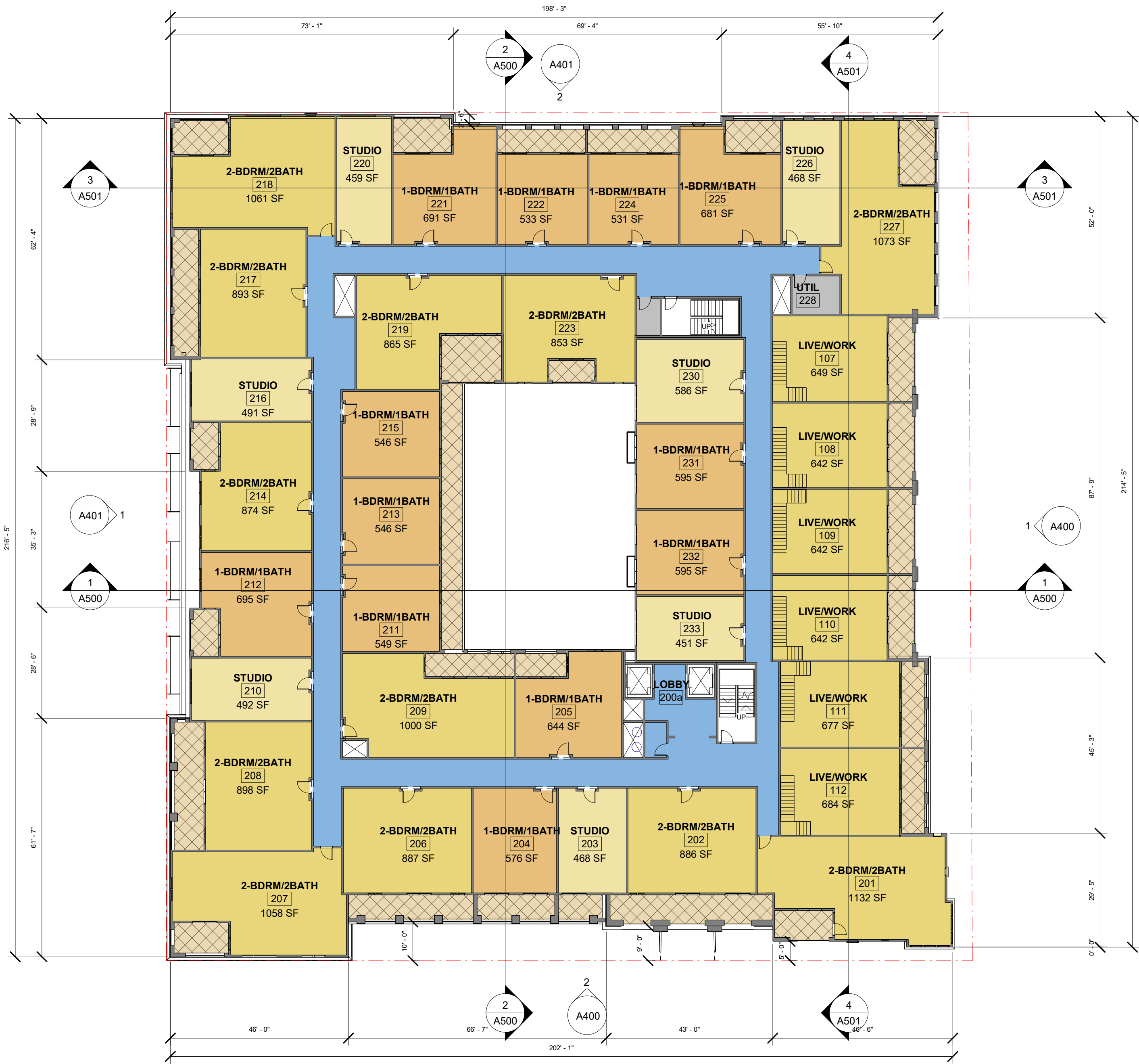


LEGEND

- 1-BDRM/1BATH
- 2-BDRM/2BATH
- CIRC
- COMM RM
- LIVE/WORK
- LOBBY
- RESTAURANT
- RETAIL
- STAIR A
- STAIR B
- STUDIO
- UTIL



- LEGEND**
- 1-BDRM/1BATH
  - 2-BDRM/2BATH
  - CIRC
  - LIVE/WORK
  - LOBBY
  - STUDIO
  - TRASH
  - UTIL



① Level 2  
1" = 20'-0"



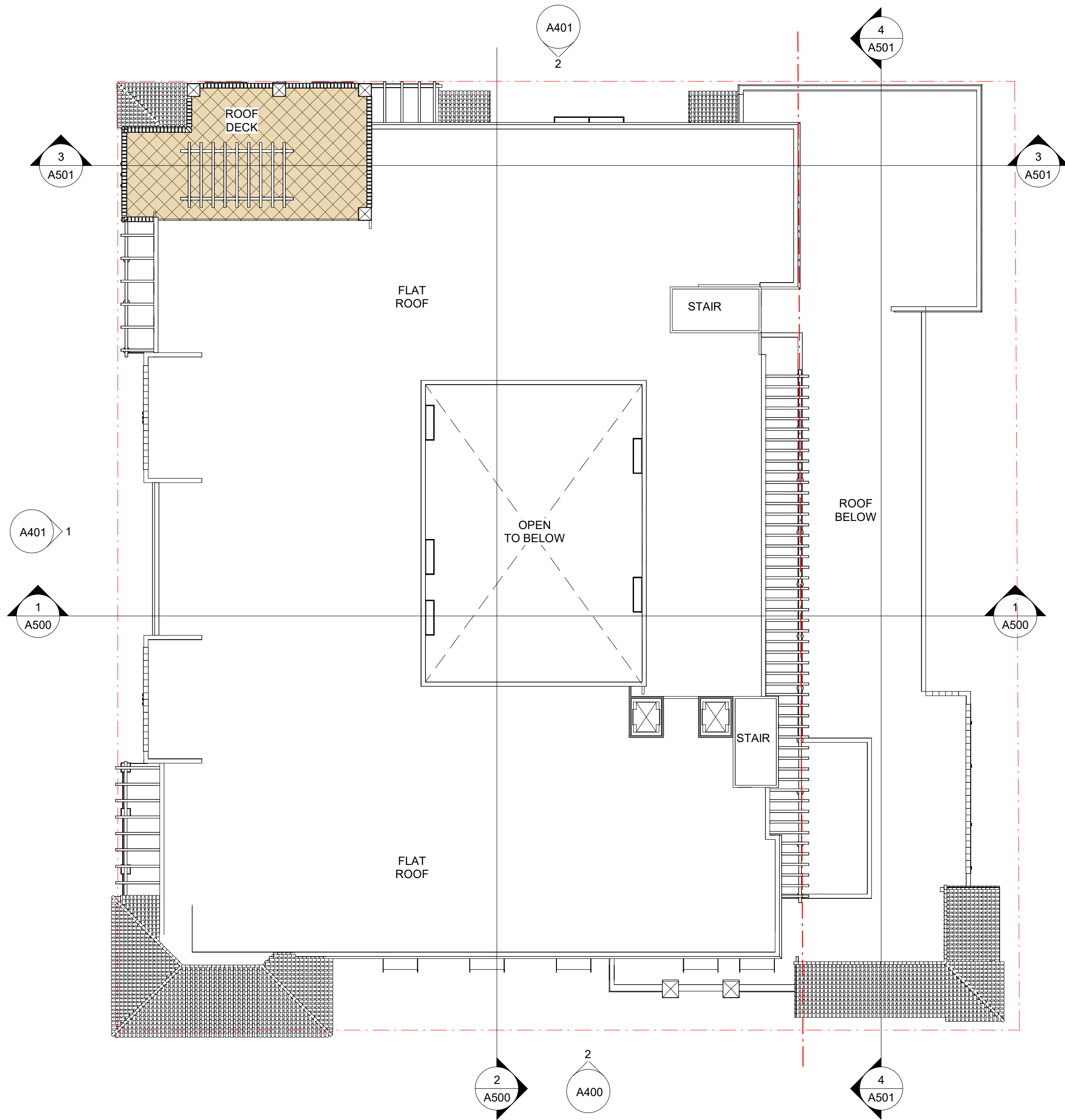
1 Level 3  
1" = 20'-0"





- LEGEND**
- 1-BDRM/1BATH
  - 2-BDRM/2BATH
  - CIRC
  - LOBBY
  - STUDIO
  - TRASH

① Level 4  
1" = 20'-0"



① Roof  
1" = 20'-0"





GREEN STREET @ INDIAN HILL BLVD CORNER

CLAREMONT SOUTH VILLAGE  
CSV BUILDING D



A300  
CONCEPT SKETCHES





INDIAN HILL BLVD @ GREEN ST CORNER

CLAREMONT SOUTH VILLAGE  
CSV BUILDING D



A301  
CONCEPT SKETCHES



SANTA FE STREET @ INDIAN HILL BLVD CORNER

CLAREMONT SOUTH VILLAGE  
CSV BUILDING D



A302  
CONCEPT SKETCHES



CENTER STREET @ SANTA FE ST CORNER

CLAREMONT SOUTH VILLAGE  
CSV BUILDING D



A303  
CONCEPT SKETCHES

**EXTERIOR FINISHES**

- 01 Plaster White
- 02 Plaster Buff
- 03 Brick, White Paint (match plaster white)
- 04 Two Piece Clay Roof Tile
- 05 Wood Mirador, Paint Green
- 06 Deco tile
- 07 Steel Tube Zig Zag Railing, Paint
- 08 Terra Cotta Clay Paver Zig Zag Parapet Cap
- 09 Terra Cotta Clay 4" Dia Overflow
- 10 Terra Cotta Clay Roof Tile Parapet Cap
- 11 Steel Removable Panel, Laser Cut Deco Pattern
- 12 Wood Trellis, Solid Body Stain
- 13 Plaster Column, Square
- 14 Plaster Column, Round Entasis
- 15 Canvas Awning w/Decorative Metal Brackets
- 16 Wood Rafter Tails, Paint
- 17 Plaster Pilaster
- 18 Brick Planters, Painted White
- 19 Anodized Bronze Outrigger Flag Pole



① Elevation Indian Hill Blvd  
1" = 20'-0"



② Elevation Green St  
1" = 20'-0"



**EXTERIOR FINISHES**

- 01 Plaster White
- 02 Plaster Buff
- 03 Brick, White Paint (match plaster white)
- 04 Two Piece Clay Roof Tile
- 05 Wood Mirador, Paint Green
- 06 Deco tile
- 07 Steel Tube Zig Zag Railing, Paint
- 08 Terra Cotta Clay Paver Zig Zag Parapet Cap
- 09 Terra Cotta Clay 4" Dia Overflow
- 10 Terra Cotta Clay Roof Tile Parapet Cap
- 11 Steel Removable Panel, Laser Cut Deco Pattern
- 12 Wood Trellis, Solid Body Stain
- 13 Plaster Column, Square
- 14 Plaster Column, Round Entasis
- 15 Canvas Awning w/Decorative Metal Brackets
- 16 Wood Rafter Tails, Paint
- 17 Plaster Pilaster
- 18 Brick Planters, Painted White
- 19 Anodized Bronze Outrigger Flag Pole

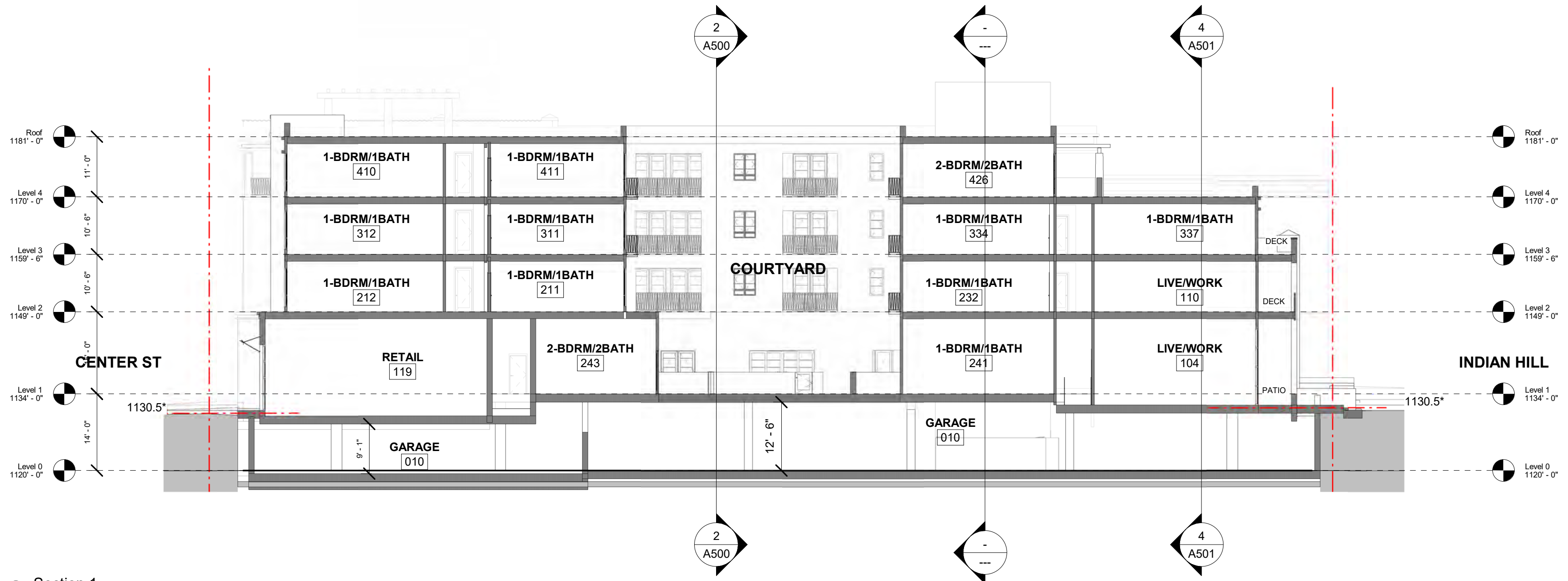


① Elevation Center St  
1" = 20'-0"

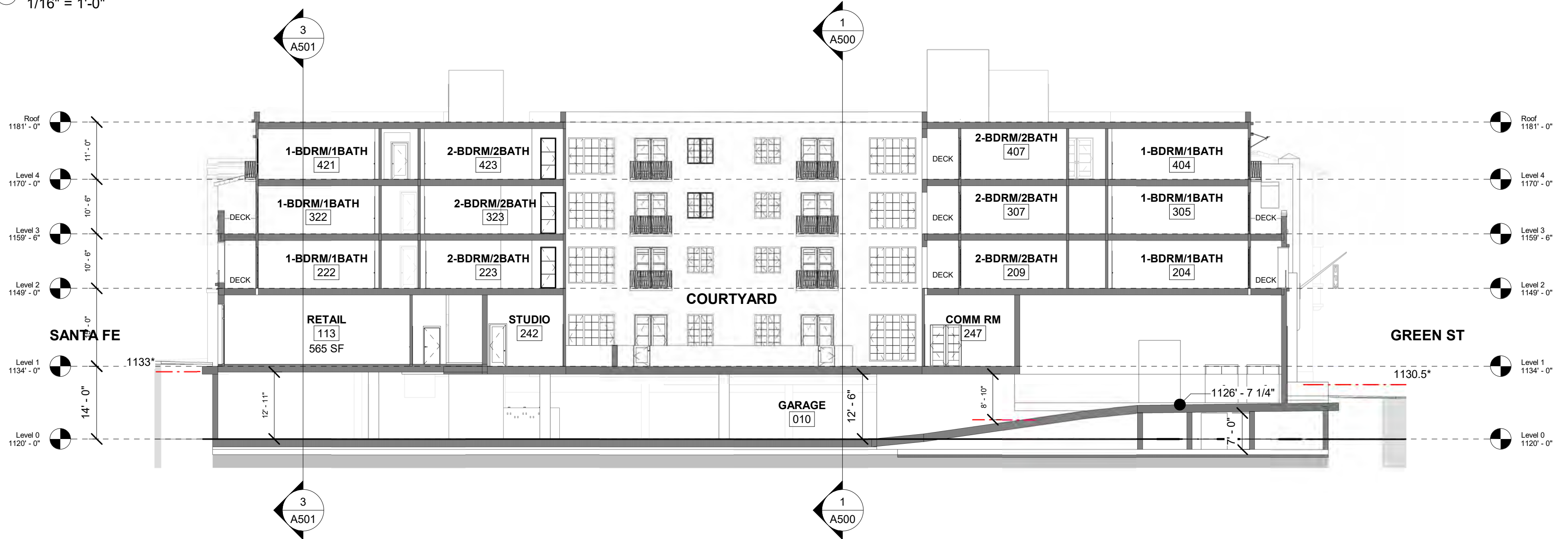


② Elevation Santa Fe St  
1" = 20'-0"





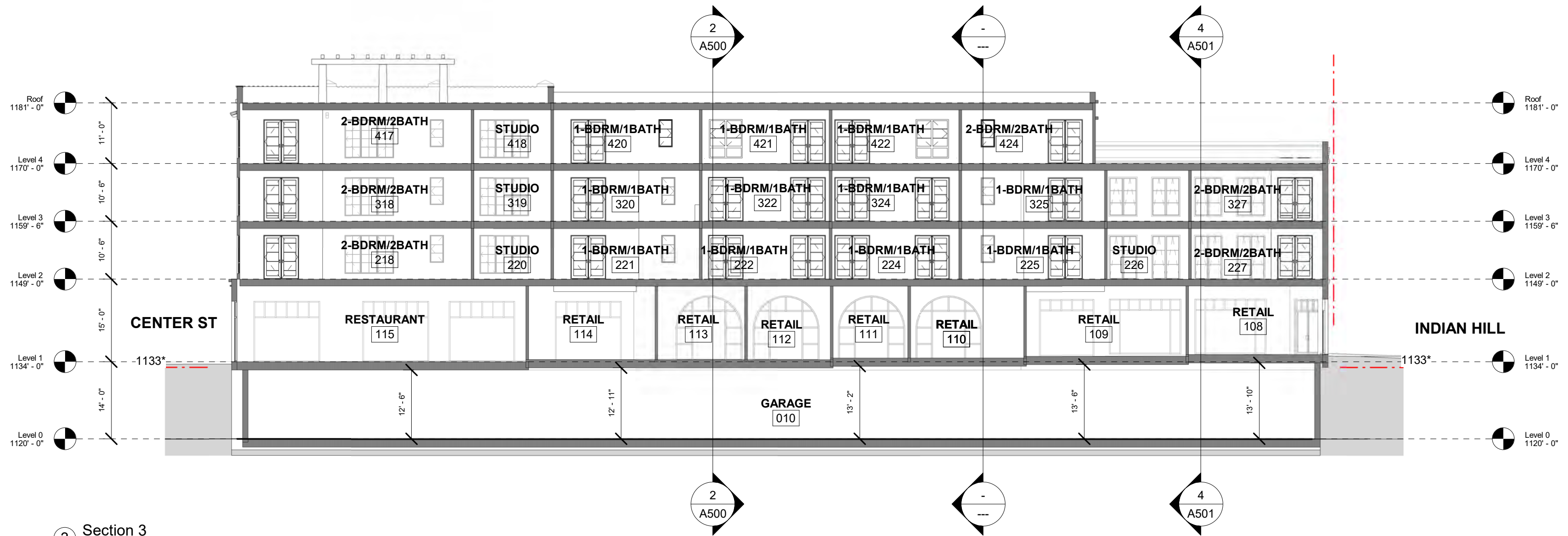
1 Section 1  
1/16" = 1'-0"



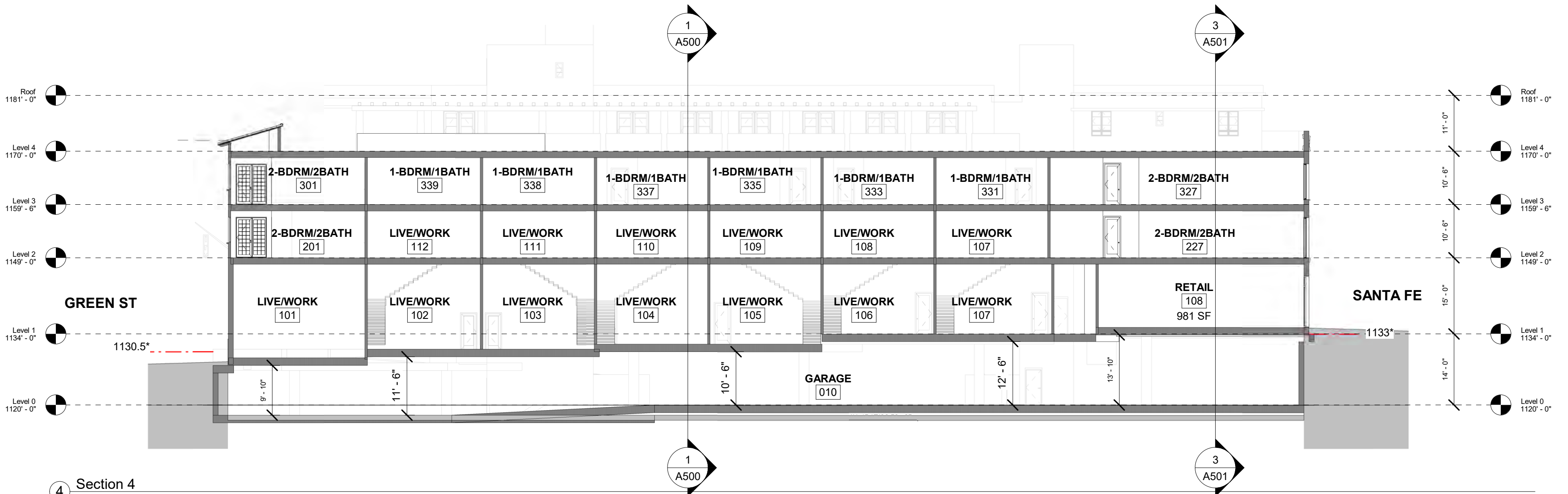
2 Section 2  
1/16" = 1'-0"

\* SEE SHEET G012 "PLANNING EXHIBITS" FOR AVERAGE GRADE PLANE CALCULATIONS





3 Section 3  
1/16" = 1'-0"



4 Section 4  
1/16" = 1'-0"

\* SEE SHEET G012 "PLANNING EXHIBITS" FOR AVERAGE GRADE PLANE CALCULATIONS







Garden of Eden DE5607 Paint Color



Whisper DEW340 Paint Color



Wooden Peg DE6215 Paint Color



Midnight Brown DE6210 Paint Color



# Claremont South Village

## Landscape

February 9, 2022

**OLIN**

## SOUTH VILLAGE LANDSCAPE

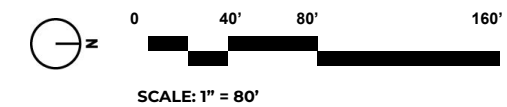
- Overall Landscape Plan
- Street Tree Plans

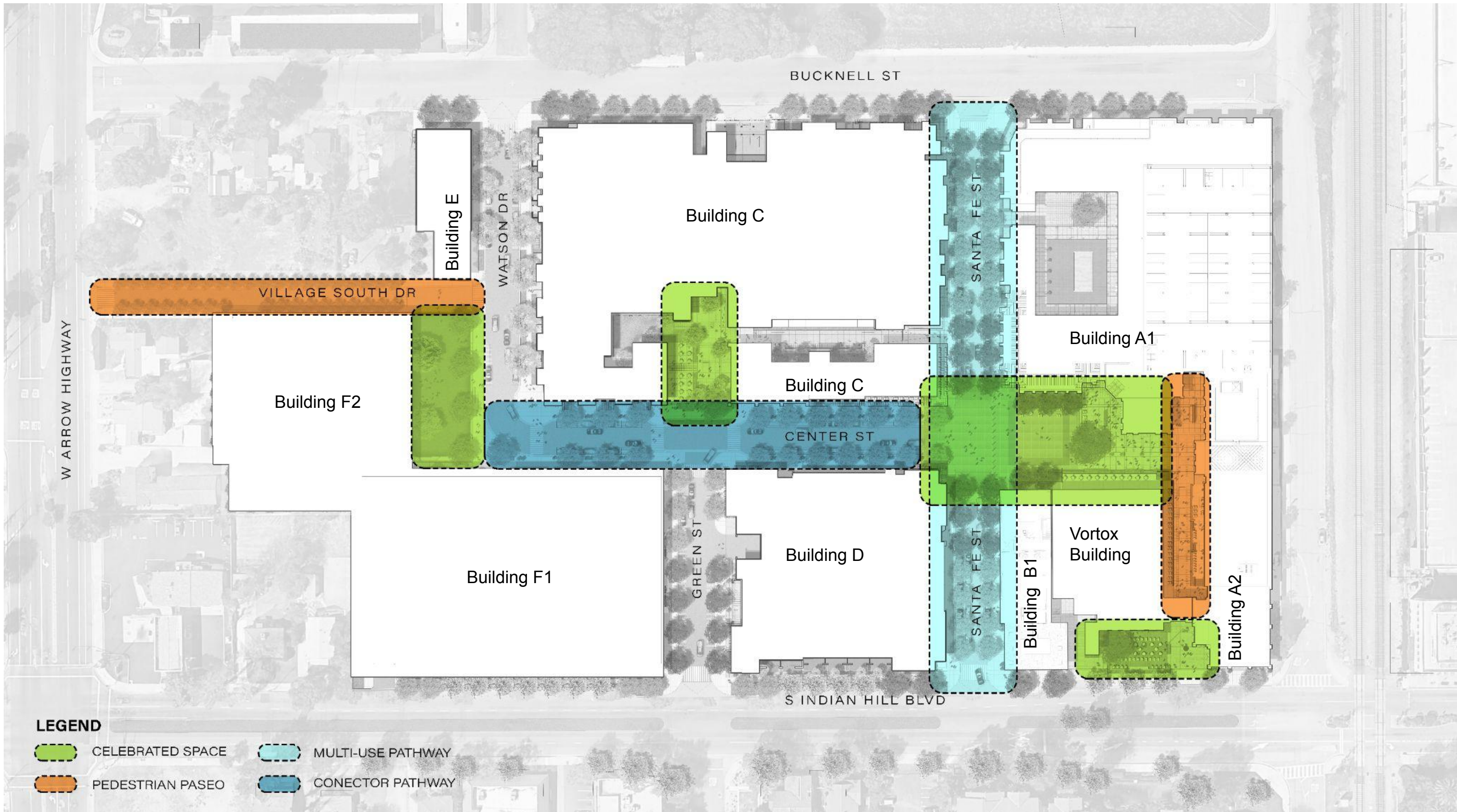
## PUBLIC GATHERING SPACES

- Vortex Courtyard & North Paseo
- Vortex Plaza
- Green Street Plaza & Building C Courtyards
- South Park (for future presentation)

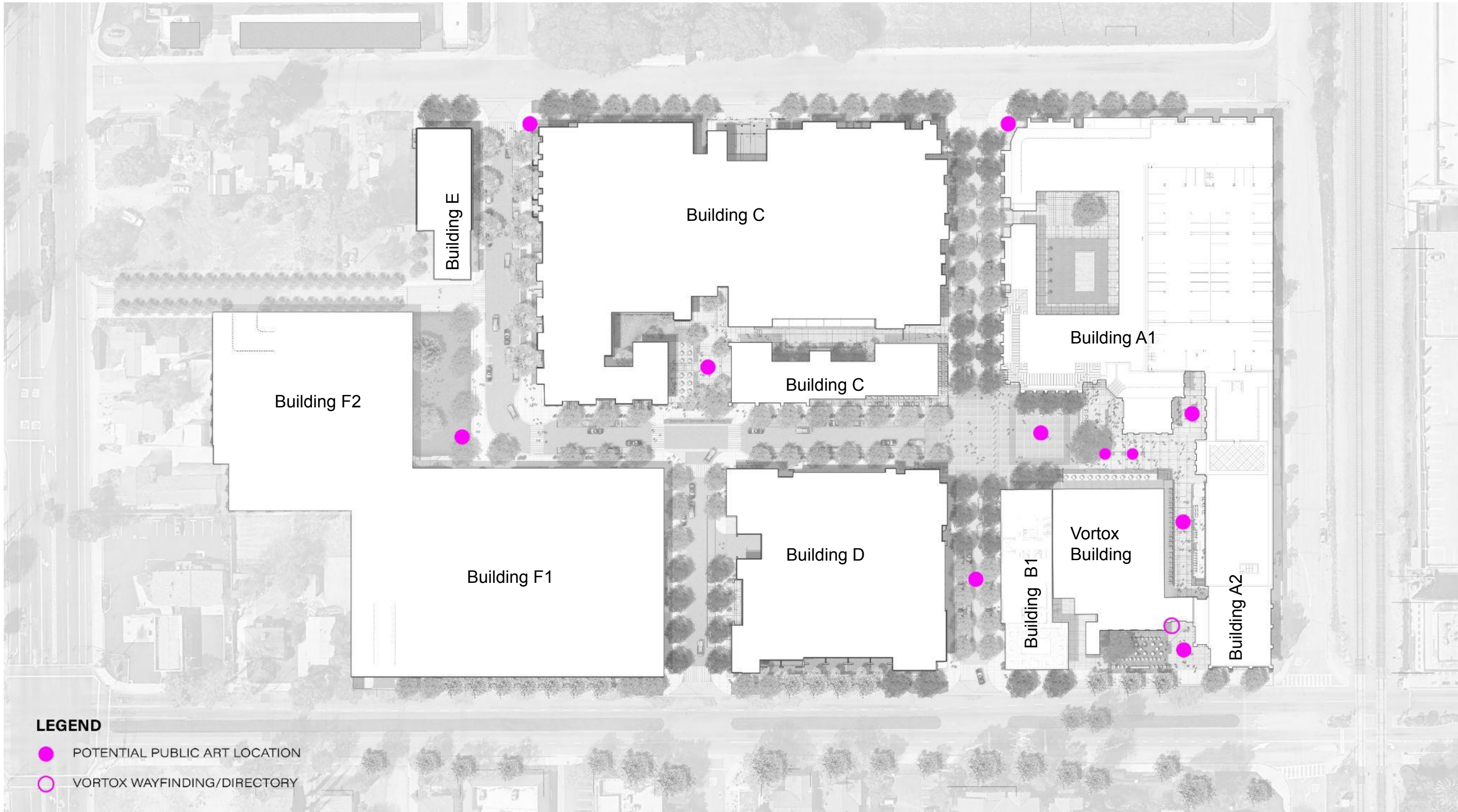


LANDSCAPE SITE PLAN





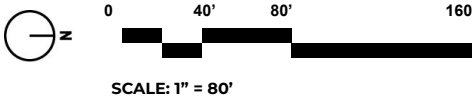
# LANDSCAPE STRUCTURE



**LEGEND**

- POTENTIAL PUBLIC ART LOCATION
- VORTEX WAYFINDING/DIRECTORY

POTENTIAL PUBLIC ART LOCATIONS



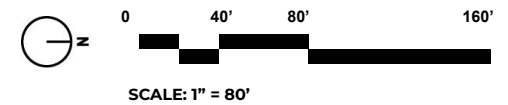
# Street Trees



**LEGEND**

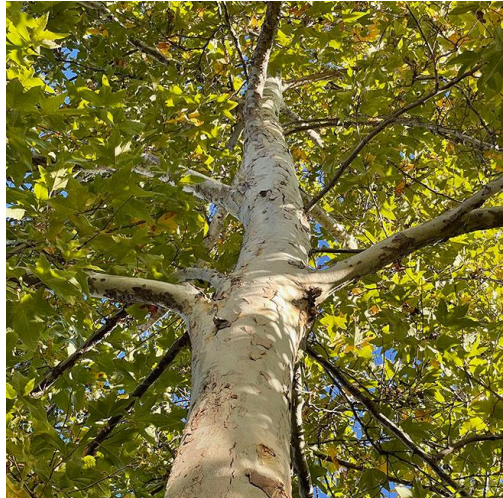
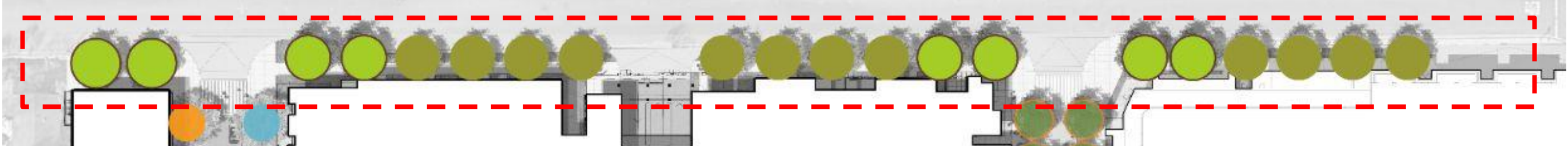
- VILLAGE SOUTH DRIVE
  - Pearl Acacia
- S INDIAN HILL BLVD
  - Jacaranda
- BUCKNELL ST
  - California Sycamore
  - Coast Live Oak
- CENTER ST
  - Coldenrain Tree
  - Pistache x Red Push
  - California Sycamore
- NEW SANTA FE ST
  - Dynasty Chinese Elm
  - Pink Trumpet Tree
- VORTEX PLAZA
  - Dynasty Chinese Elm
  - California Sycamore
- GREEN ST PLAZA & BUILDING C COURTYARD
  - Fullmoon Maple
  - Lady Palm
  - Chitalpa 'Pink Dawn'
  - Coldenrain Tree
- WATSON DRIVE
  - Cercidium 'Desert Museum' (Palo Verde)
  - Ginkgo 'Autumn Gold'
- Green Street
  - Brisbane Box
  - Pistache x Red Push
- SOUTH PARK
  - Transplanted Heritage Oak
  - Coast Live Oak
  - California Sycamore

**STREET TREES**





# Bucknell Ave.



*Platanus racemosa*  
**California Sycamore**

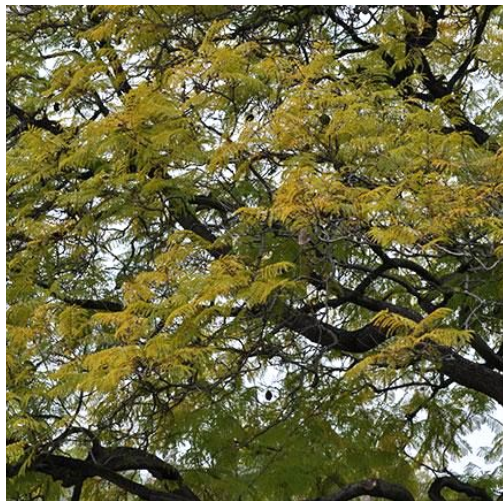
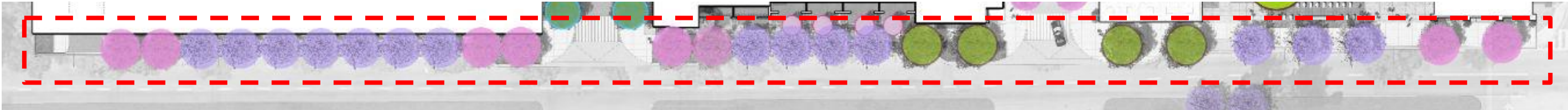


*Quercus agrifolia*  
**Coast Live Oak**

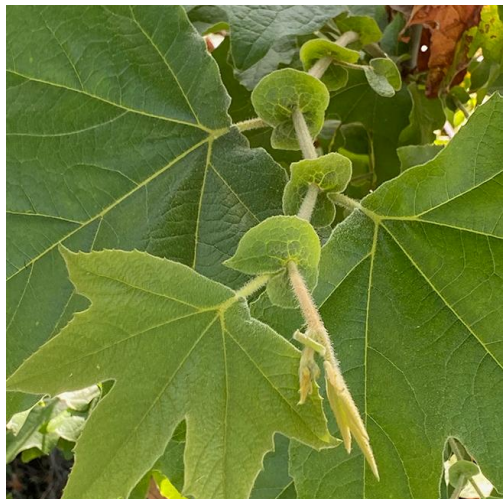
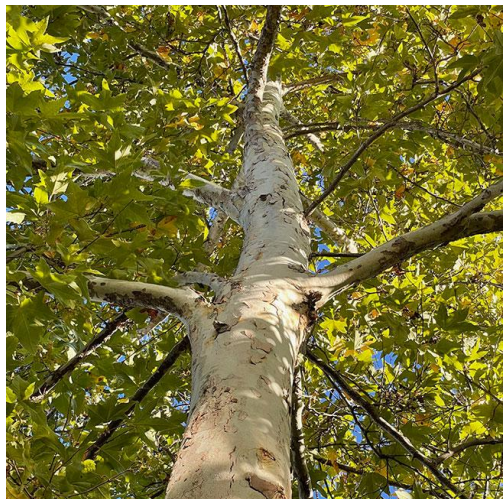


## STREET TREE ENLARGEMENT

# South Indian Hill Blvd.



*Jacaranda mimosifolia*  
**Jacaranda**



*Platanus racemosa*  
**California Sycamore**

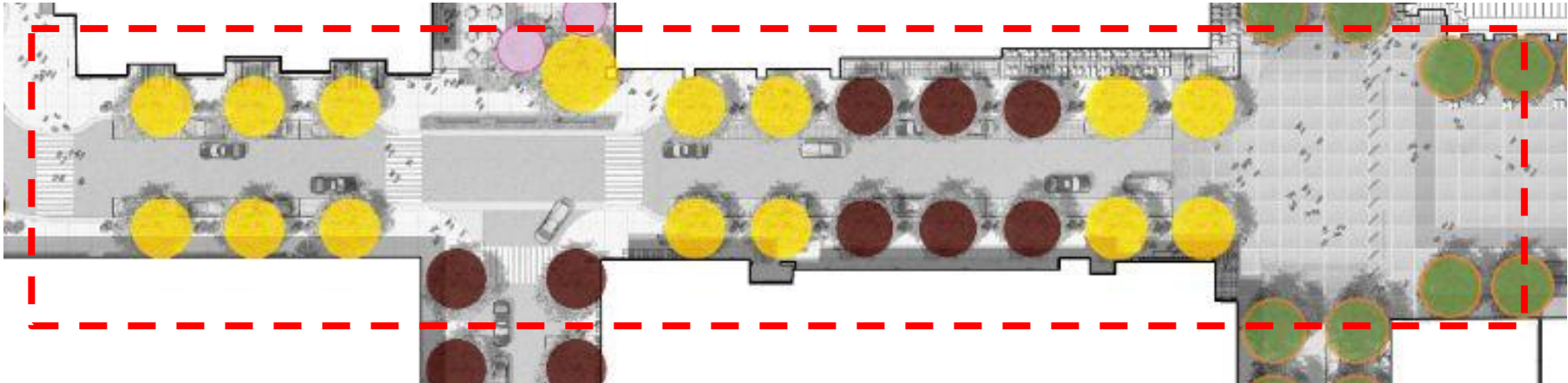


*Handroanthus heptaphyllus*  
**Pink Trumpet Tree**



## STREET TREE ENLARGEMENT

# Center Street



*Koelreuteria paniculata*  
**Goldenrain Tree**



*Platanus racemosa*  
**California Sycamore**

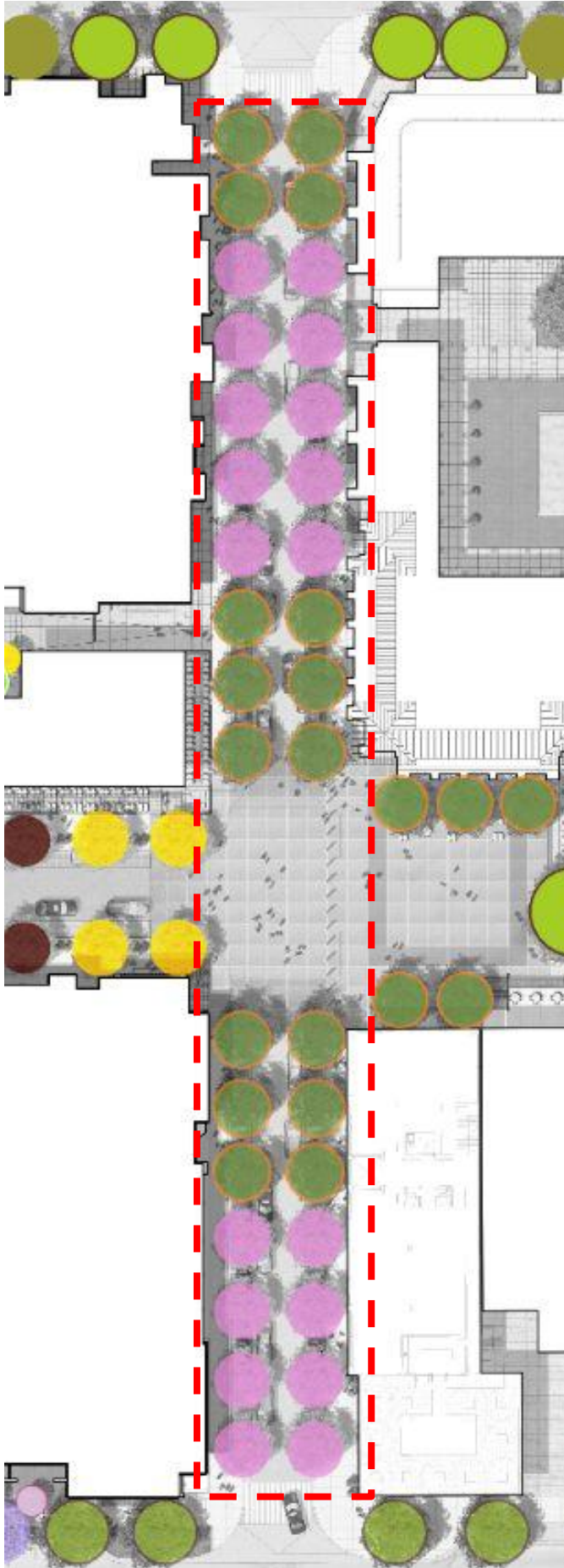


*Pistacia x 'Red Push'*  
**Red Push Pistache**



## STREET TREE ENLARGEMENT

# New Santa Fe Street



*Handroanthus heptaphyllus*  
**Pink Trumpet Tree**



*Ulmus parvifolia 'Dynasty'*  
**Dynasty Chinese Elm**

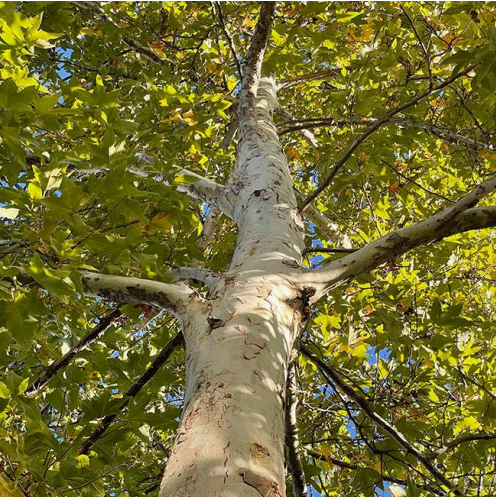


## STREET TREE ENLARGEMENT

# Vortex Plaza



*Ulmus parvifolia* 'Dynasty'  
**Dynasty Chinese Elm**



Plaza Specimen tree  
*Platanus racemosa*  
**California Sycamore**



*Koelreuteria paniculata*  
**Goldenrain Tree**



## STREET TREES ENLARGEMENT

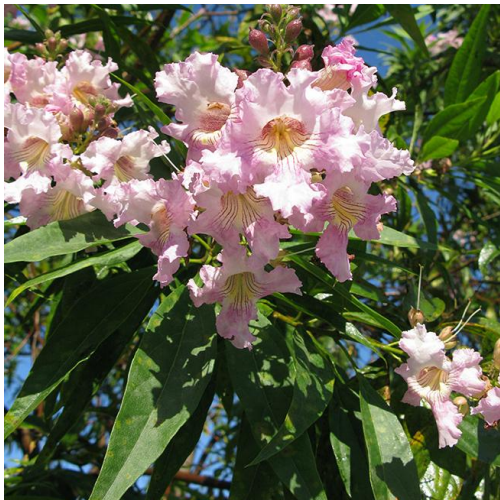
# Green Street Plaza & Courtyard



*Koelreuteria paniculata*  
**Goldenrain Tree**



*Rhaps excelsa*  
**Lady Palm**



*x Chitalpa tashkentensis*  
*'Pink Dawn'*  
**Pink Dawn Chitalpa**

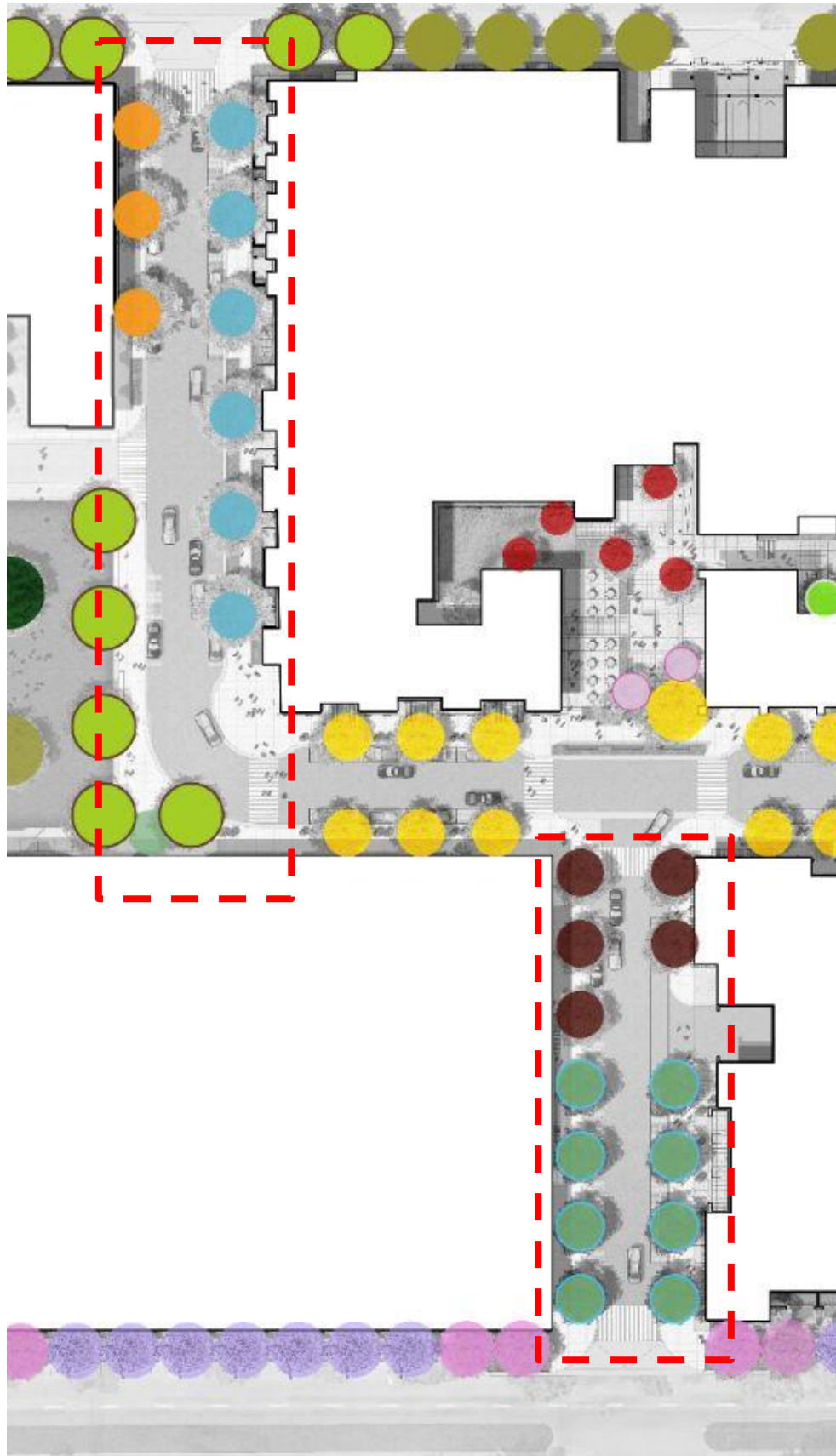


*Acer japonicum*  
*'Aconitifolium'*  
**Full Moon Maple**

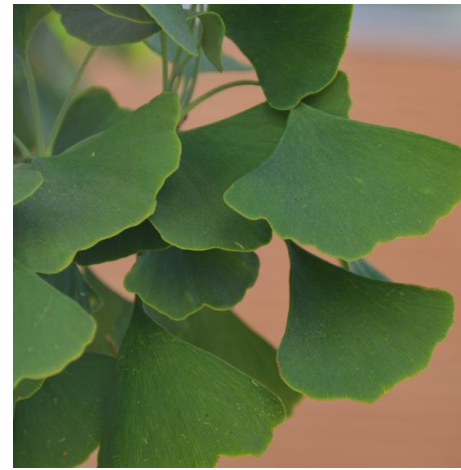


## STREET TREE ENLARGEMENT

# Watson Drive and Green Street



*Parkinsonia x 'Desert Museum'*  
Desert Museum Palo Verde



*Ginkgo biloba 'Autumn Gold'*  
Autumn Gold Maidenhair Tree



*Pistacia x 'Red Push'*  
Red Push Pistache



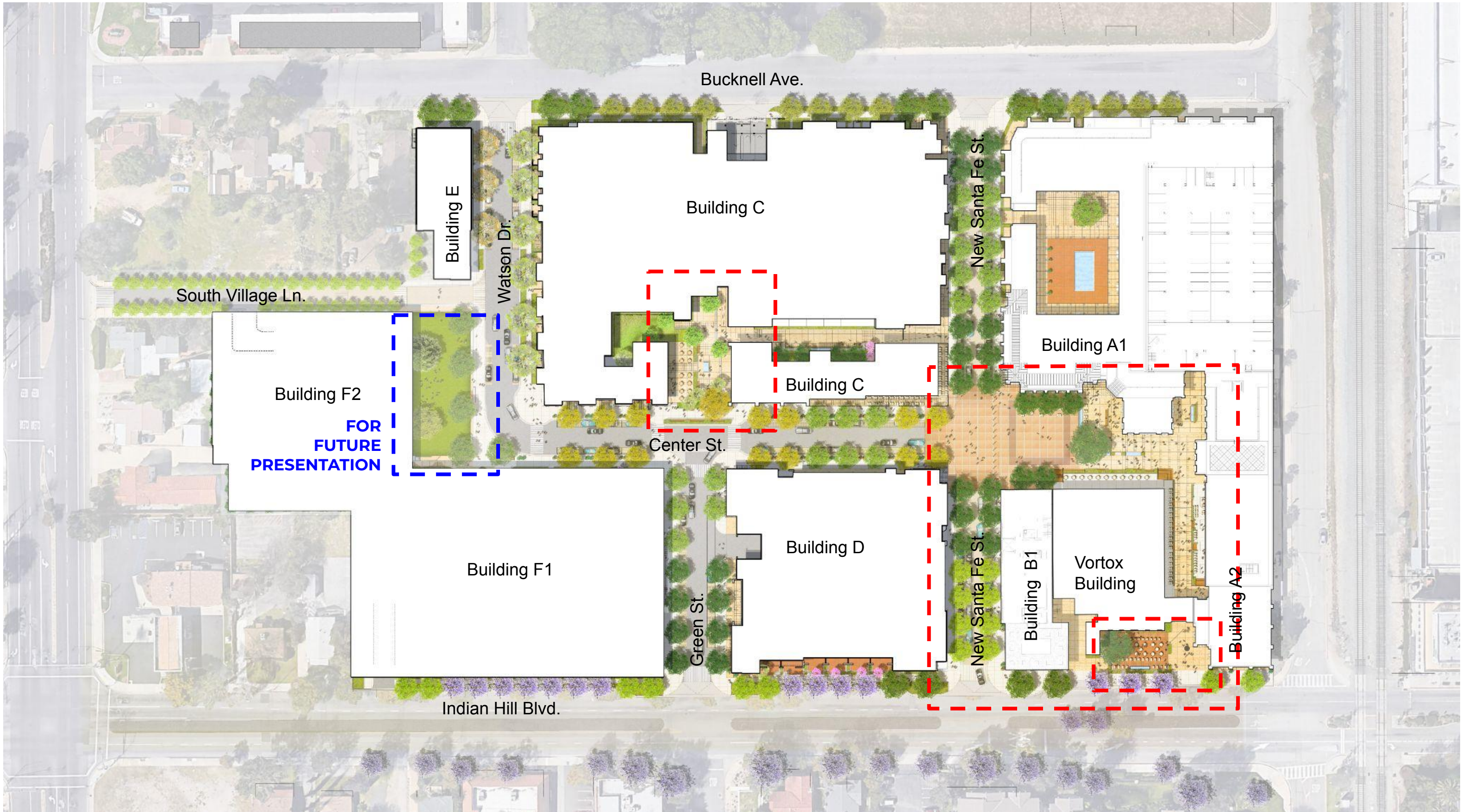
*Lophostemon confertus*  
Brisbane Box



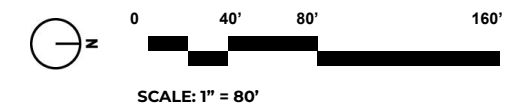
## STREET TREE ENLARGEMENT

# Landscape Enlargements

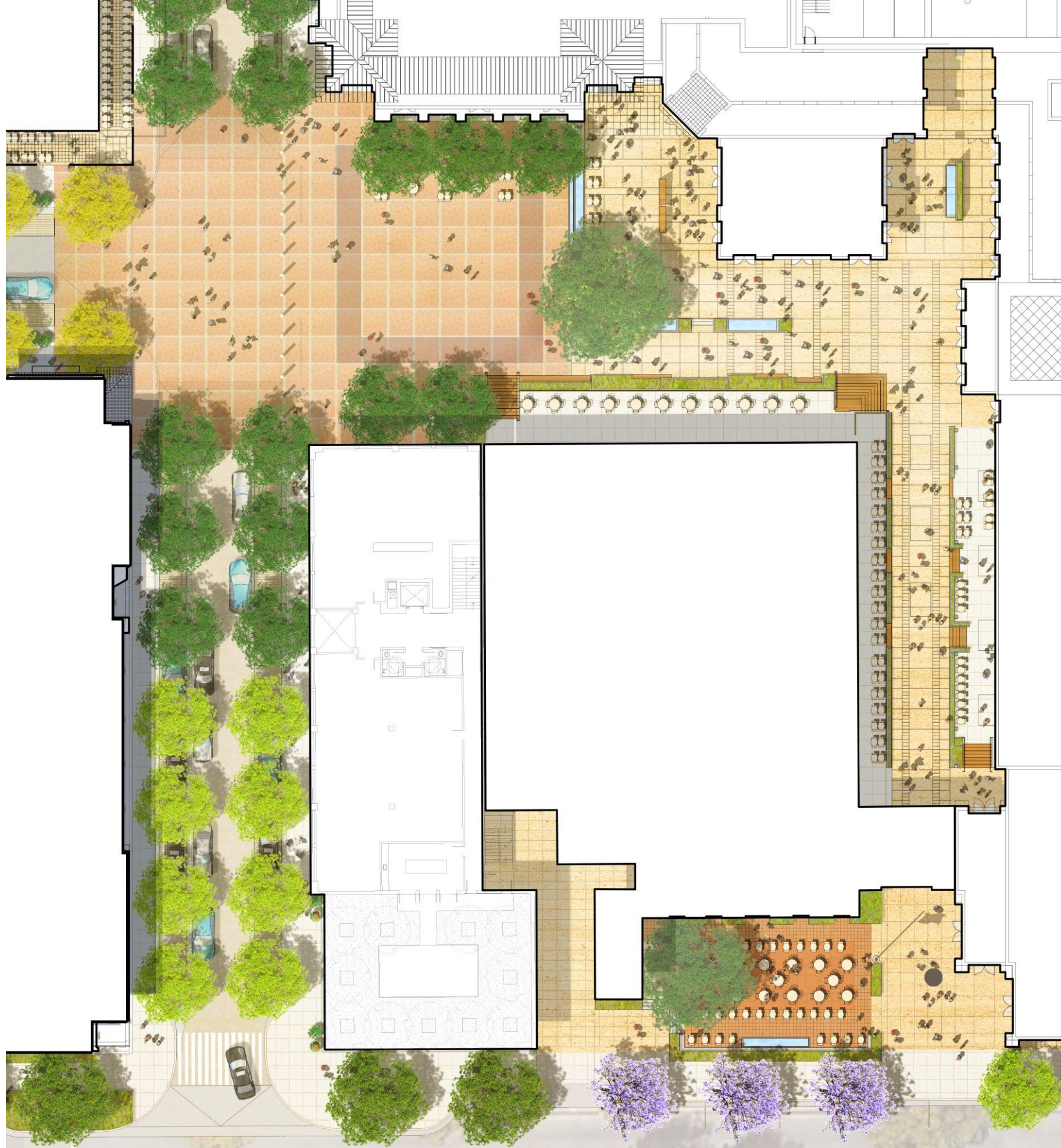




CLAREMONT SOUTH VILLAGE - LANDSCAPE ENLARGEMENTS

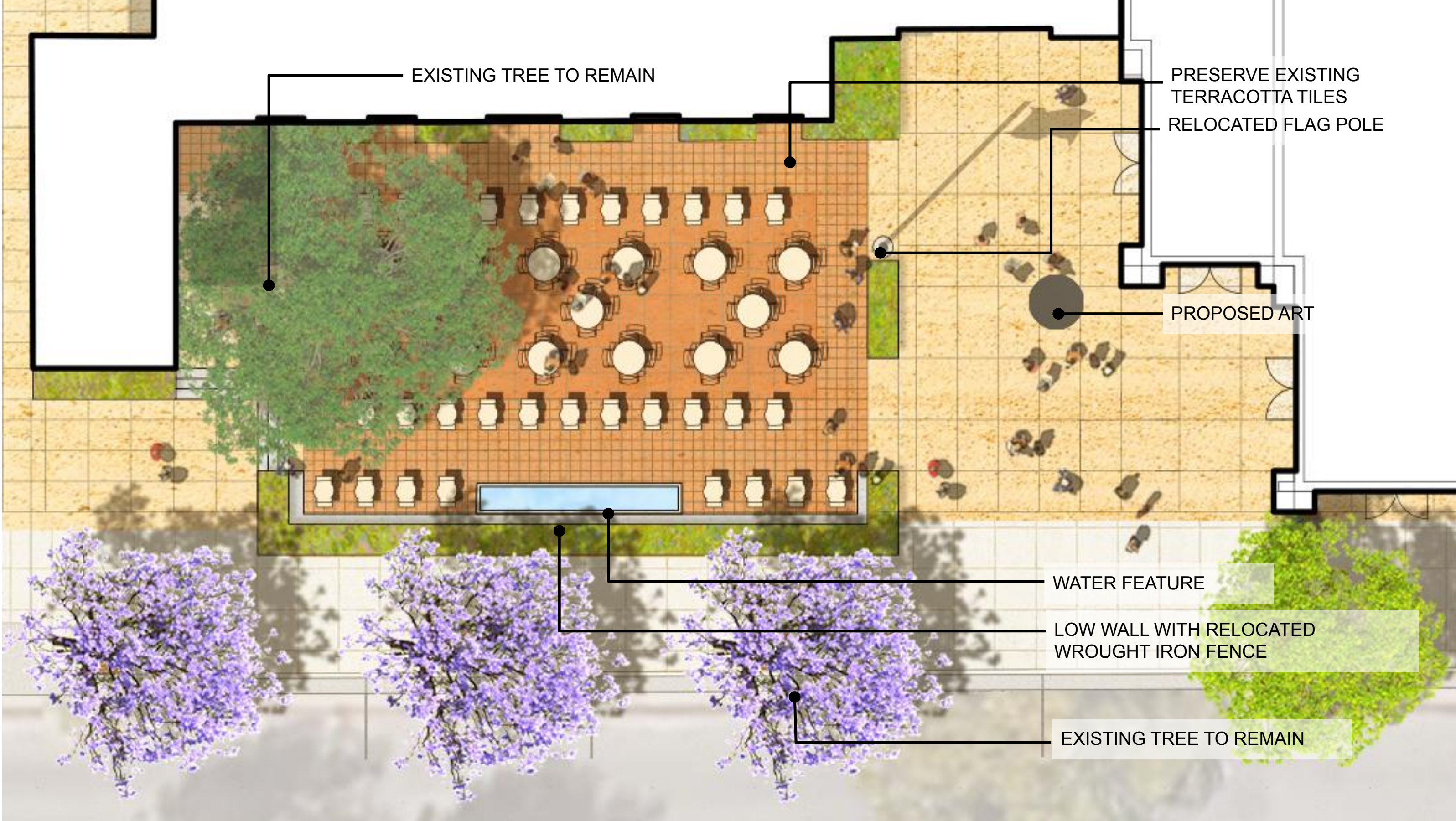


# Vortex Courtyard & North Paseo



KEY MAP

VORTEX COURTYARD & NORTH PASEO



EXISTING TREE TO REMAIN

PRESERVE EXISTING  
TERRACOTTA TILES  
RELOCATED FLAG POLE

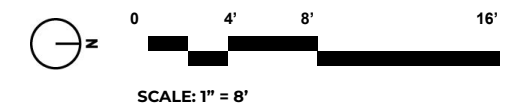
PROPOSED ART

WATER FEATURE

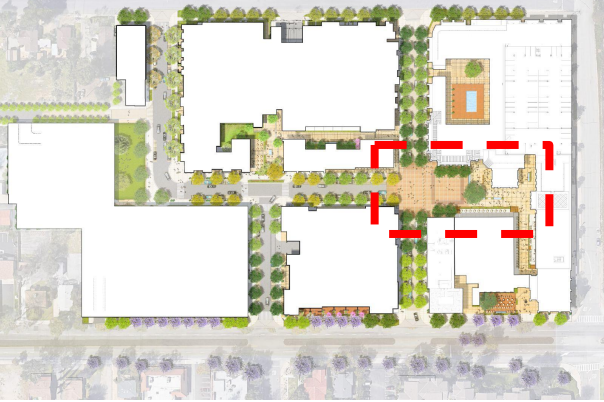
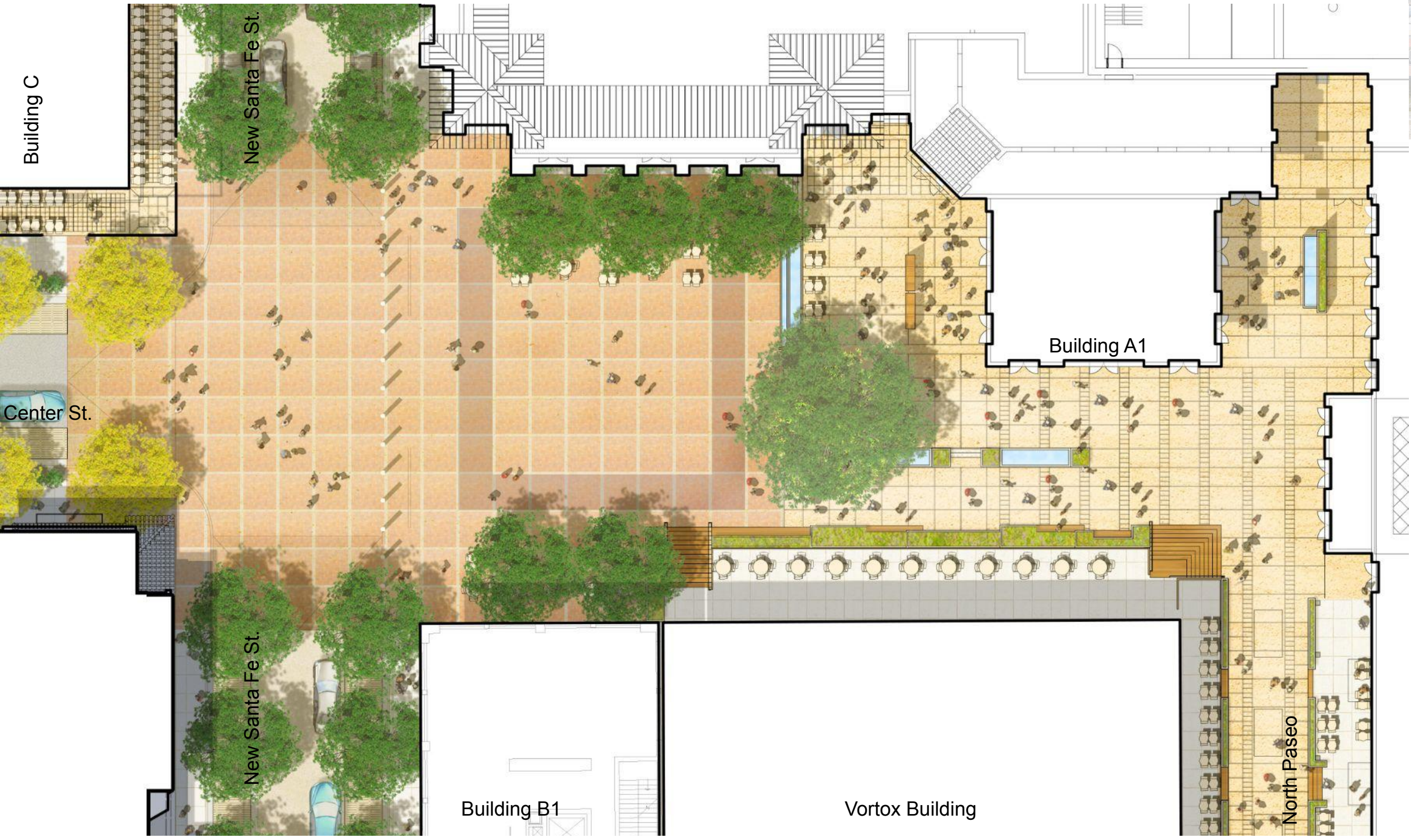
LOW WALL WITH RELOCATED  
WROUGHT IRON FENCE

EXISTING TREE TO REMAIN

# VORTEX COURTYARD - ENLARGEMENT

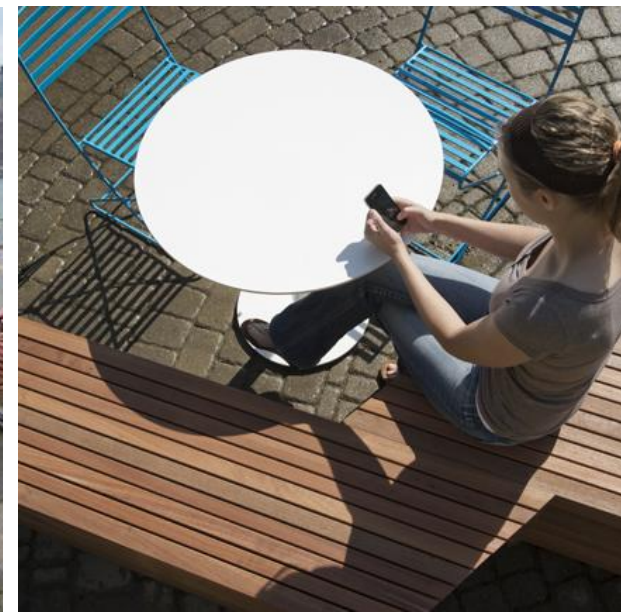


# Vortex Plaza



KEY MAP

# SANTA FE PLAZA

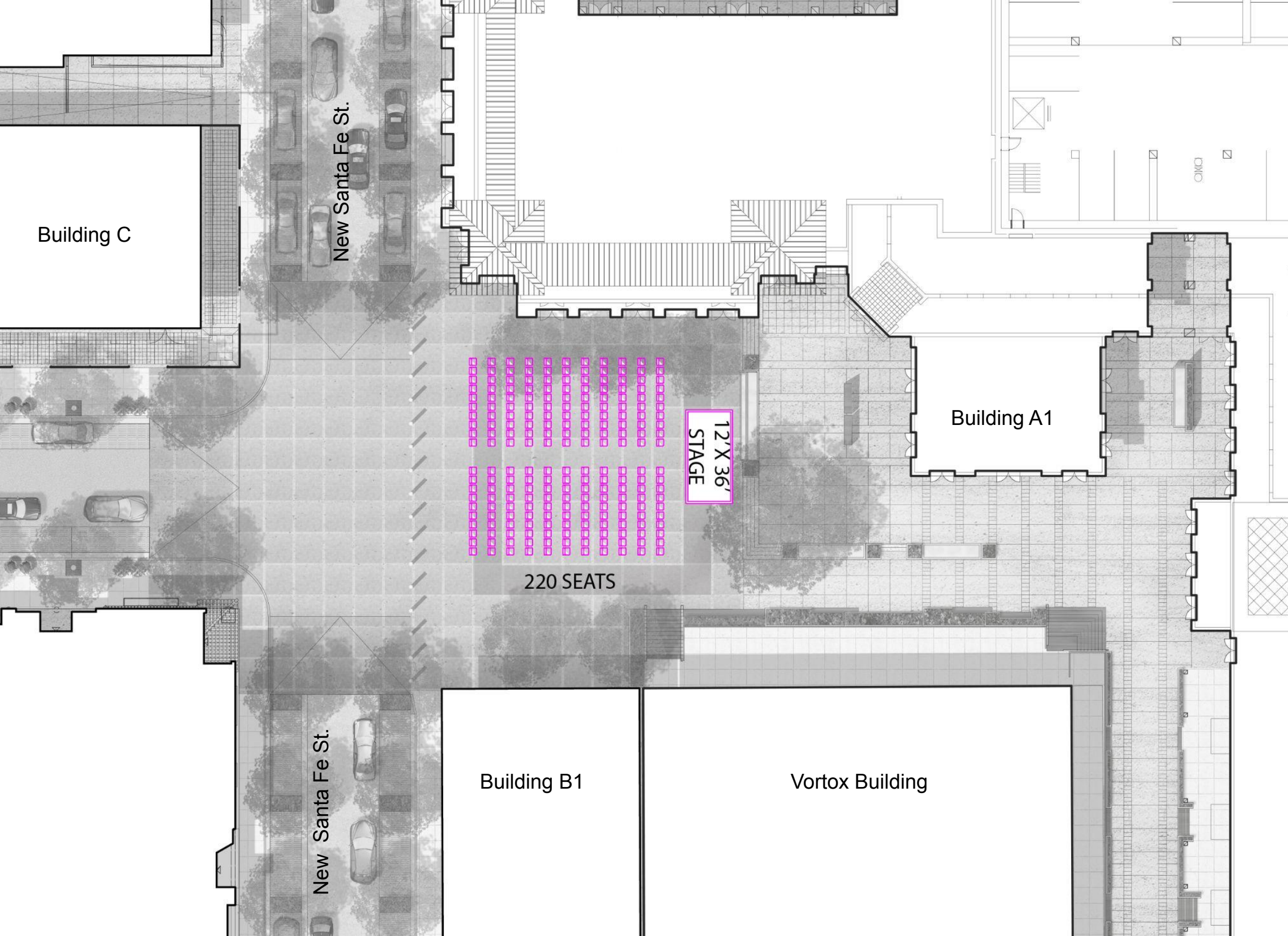


## EVERYDAY FLEXIBLE FURNISHINGS

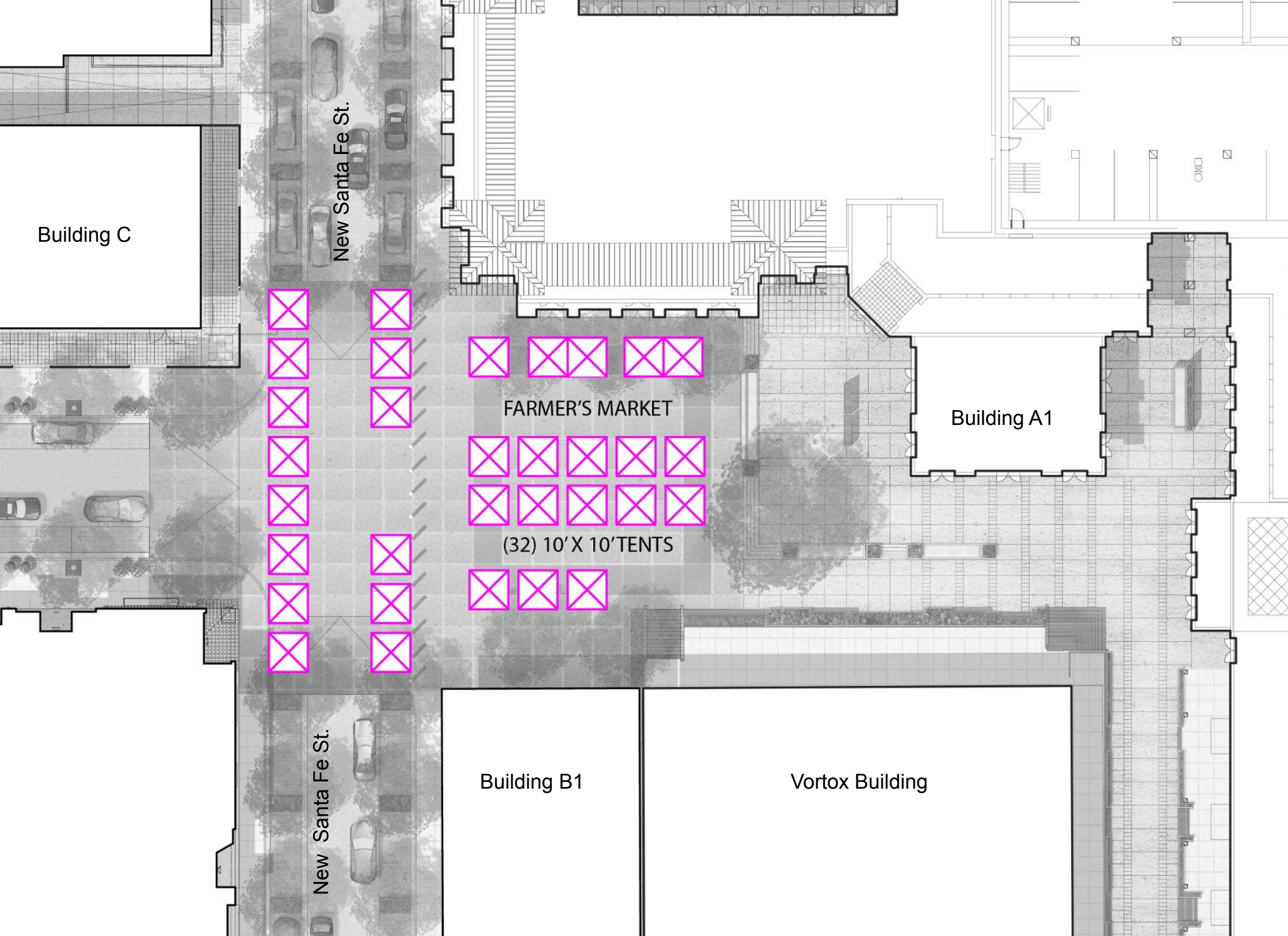


MOVIE NIGHT (200 PEOPLE)

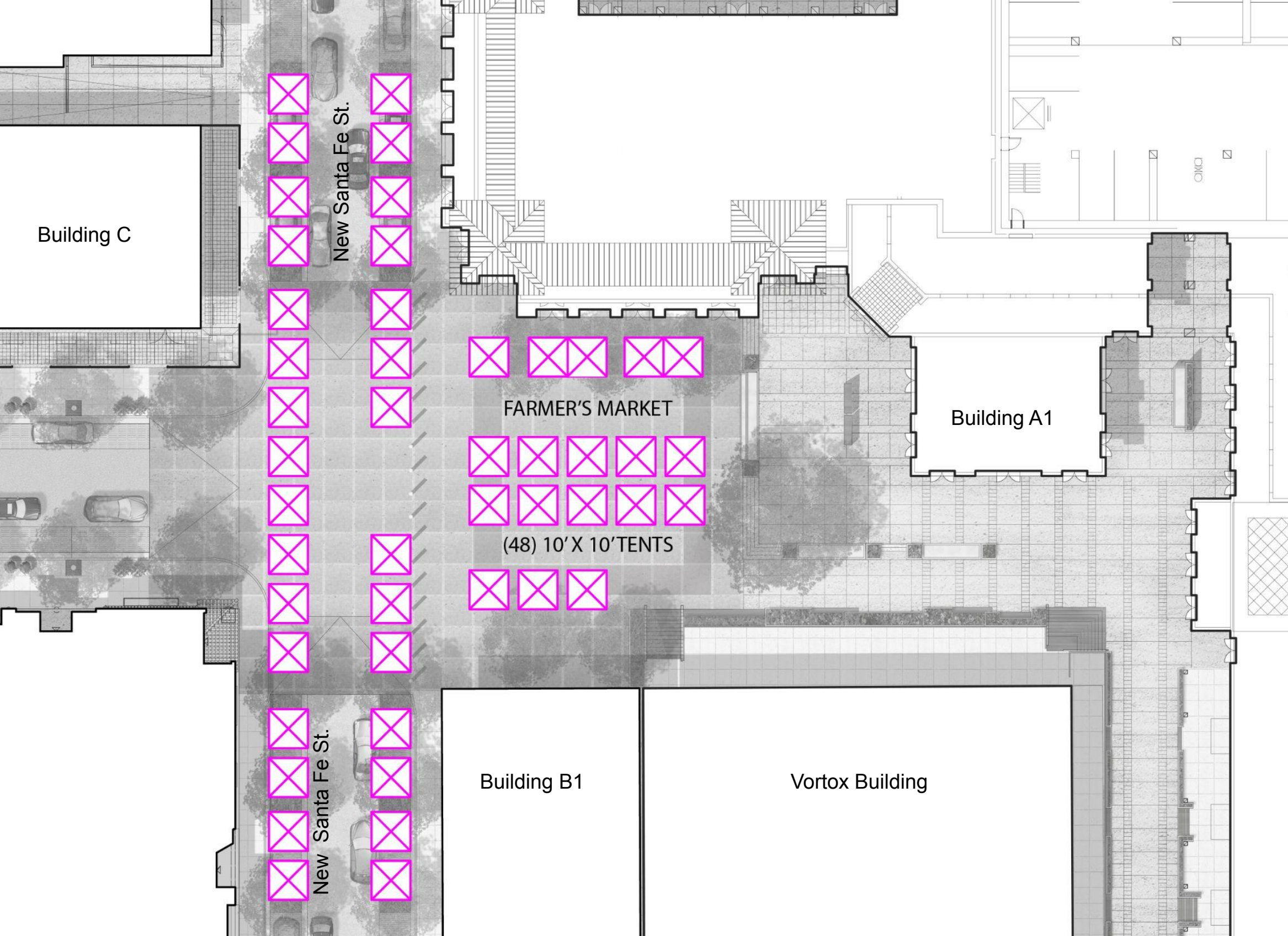




STAGED EVENT (220 SEATS)



FARMER'S MARKET (32 TENTS)



FARMER'S MARKET (48 TENTS)

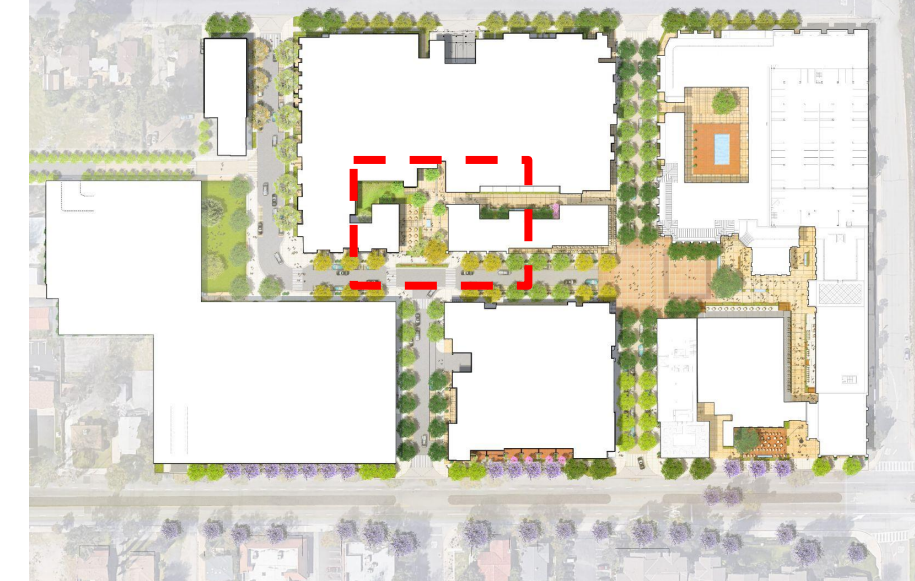


ART FAIR



BLOCK PARTY / FESTIVAL (750 PEOPLE)

# Green Street Plaza & Building C Courtyards



KEY MAP

GREEN STREET PLAZA & BUILDING C COURTYARDS

