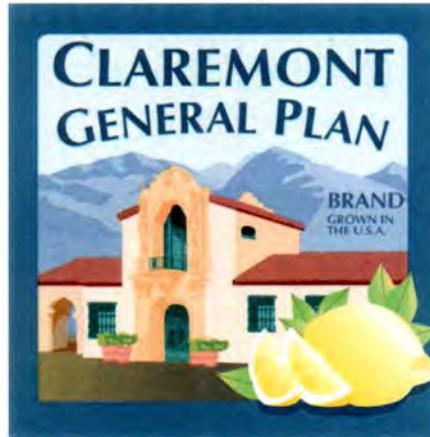


# CHAPTER 2

# LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

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THE CITY OF CLAREMONT  
GENERAL PLAN

# CHAPTER LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

Claremont General Plan

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CITY OF CLAREMONT GENERAL PLAN



**Sustainability Icon**

The leaf icon identifies goals and policies involving sustainability (see example). The leaf signifies that the concept of sustainability — either economic, environmental and/or social — is promoted by that particular goal and policy.

## CHAPTER 2

# LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

Claremont General Plan

### Our Vision: A Diverse, Sustainable Community of Neighborhoods

Nestled at the base of the San Gabriel Mountains, Claremont is a residential community and home to the renowned Claremont Colleges. Our unique characteristics and environment are a result of careful and deliberate planning that has produced our City's:

- Distinct neighborhoods
- Protective environment
- Status as a leading center of learning, with excellent public and private primary and secondary schools
- Feeling of being a village within a metropolis
- Pedestrian friendly surroundings
- Strong historic preservation efforts
- Tree-lined streets, well-planned parks, and open spaces
- Small, thriving commercial and industrial clusters
- Community of passionate and active volunteers

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#### Land Use, Community Character, and Heritage Preservation Vision Statement

This Vision Statement was crafted by the  
Citizens' Committee for Claremont,  
Land Use Subcommittee.

Claremont is a cohesive collection of distinct, well-maintained, and safe neighborhoods. We are a diverse residential, college, and business community. The City strives to provide universal access for all. Designed to human scale, the City promotes the aesthetic enhancement of public spaces. This contributes to the pedestrian experience and the livability of the City. Transportation gateways provide a sense of entry to Claremont and reflect the character of our city.

Critical to Claremont's quality of life is the celebration and active preservation of our heritage. Claremont, a regional leader in preservation, is committed to maintaining and enhancing our cultural and architectural heritage. We protect the character of our residential neighborhoods and its historic downtown retail core. We value quality development in the context of the surrounding physical environment, with architectural and landscape integrity. New development in the City builds on our history with appropriate and compatible design. This renews and reinvigorates those areas. This commitment has led to stable, well-maintained residential neighborhoods, a thriving commercial Village and other commercial centers, attractive campuses, outstanding public art, and vibrant retirement communities.

## Why We Plan – Scope of this Element

Claremont residents and visitors to our community drive into Claremont and immediately experience a place like no other in Southern California. Making a distinct impression are the tree-lined streets, the friendly and inviting atmosphere of The Village, the stately buildings at The Claremont Colleges, the well-maintained residential neighborhoods that display architectural styles representative of almost every style of the twentieth century, and our beautiful parks and public spaces. Claremont feels like a true community, a unique collection of people and places that has been carefully and purposefully planned.

We note in the Introduction to this General Plan that Claremont did not happen by accident. The mix of uses, our neighborhoods and business districts, the relationship of The Claremont Colleges to surrounding uses, and the overall visual character of our community reflect the foresight and deliberation of our founders, the principled decision-making of our leaders, and the intense interest and vigilance that residents apply to preserve what has been established. As Claremont continues to mature in its second 100 years, we look to continue our practice of balancing land uses to meet our housing and economic goals, and ensuring that design and heritage preservation

considerations remain strong influences on our development review processes. We have always valued high-quality design of public spaces and all structures in the City, recognizing that good design enhances properties, and creates places which reflect care and pride. We recognize our history and the heritage of all Claremont residents by encouraging preservation of buildings and places evocative of periods, styles, and important events. This Land Use, Community Design, and Heritage Preservation Element establishes the policy foundation for continuing the land use planning and decision-making processes that have served Claremont well, toward the complementary goals of maintaining our distinct neighborhoods, business districts, and institutions, and ensuring that the private and public realms remain inviting, beautiful, and inspirational.

Foremost, this Element defines Claremont as a city of neighborhoods.



Figure 2-1  
**Land Use, Community  
Character, and Heritage  
Preservation  
Structure**

In the context of land use, community design, and historic preservation, neighborhoods are an integral component of all three.

## Defining Claremont: Influences that Continue to Shape Our Community

From the beginning, the people of Claremont have recognized the importance of citizen participation in land use planning as the best method for proper place-making. The community has been proactive in guiding development by periodically coming together and setting goals that help to define the public realm.

## Land Use Influences

Claremont had its beginnings as a railroad town, with land speculation as the first real "business".

In the real estate boom of the 1880s, land developers found a spot along the Santa Fe railway line with an outstanding view of Mount Baldy and platted the City of Claremont in 1887. The City's identity became that of a college town when a small liberal arts college of the New England style moved here from Pomona in 1888. With the move of Pomona College to Claremont, eventually the City became home to The Claremont Colleges' seven institutions of higher learning.

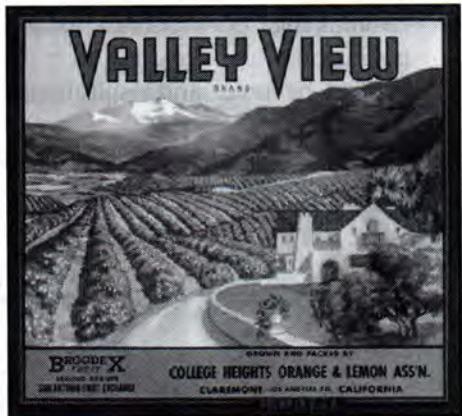
The City evolved to become a leader within the citrus industry as well, and later, as a desired residential community. Much of Claremont's urban form reflects the history of the community. Many of the qualities that define Claremont today were established during Claremont's early history, including the layout of residential districts and the walkable, intimate layout of The Village.

The residents held their first Town Meeting in 1889. This was the beginning of a participatory planning process that would be repeated numerous times. One result of that first community meeting was a plan to plant trees. Today, Claremont's urban forest has become one of its defining aesthetic features. Around that same time, Pomona College was established, beginning a long town-and-gown relationship with The Claremont Colleges and other institutions.

The influence of the citrus industry set the stage for the City's expansion. The citrus industry really began to flourish in the early 1900s. Extensive citrus ranches were established along the San Gabriel Mountain foothills. Claremont growers established one of the earliest citrus cooperatives. This cooperative evolved into what is known today as Sunkist. In its prime, the industry was so successful that Claremont became home to four citrus packing houses, an ice house, and a pre-cooling plant along the railroad tracks. Only the College Heights Lemon packing house remains today.

Claremont has always been an innovator in land use regulation. The City was incorporated in 1907 and quickly produced the first City Plan in 1909. In 1925, the City was also one of the first in California to establish a Planning Commission.

As in many cities, early Claremont property owners placed restrictive covenants on where non-Caucasians could live in the City. Mexican-Americans held many jobs in the citrus industry and at The Colleges, and many of these residents were forced to live in one of two neighborhoods: the East Barrio (Arbol Verde) and a small area west of Indian Hill Boulevard and north of the tracks and the College Heights packing house.



### Citrus Industry

Claremont growers established one of the earliest citrus cooperatives for marketing and shipping citrus fruit, a model that led to the organization of the Sunkist cooperative. At its height, the industry supported four citrus packing houses, an ice house, and a precooling plant along the railroad tracks in Claremont.

- *City of Claremont*

## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

After World War II, a number of factors helped transform the community once again. The demand for housing, combined with a disease that killed off many of the citrus groves and the opening of the San Bernardino Freeway (Interstate 10), all contributed to the growth of the City. In 1944, a Postwar Planning Committee was created. With easy access to Los Angeles and beyond, Claremont became an ideal location to raise a family. The citrus groves were developed into housing tracts.

Growth pressures in 1956 led the City to adopt its first professionally prepared General Plan, led by renowned city planner Simon Eisner. The Plan anticipated the completion of the surrounding freeway network and established four major north-south routes through the City. The General Plan also contained master plans for land use, streets, sewers, and parks, and was followed by a new zoning ordinance.

Reflecting the tremendous growth in the area, a new General Plan was drafted in 1970 that called for a city of 50,000 residents. Claremont never grew that large, and growth had slowed by the time the City updated the General Plan in 1981. The goals of the 1981 Plan included careful management and maintenance of existing streets, preservation of the hillsides, and a Historic Preservation Element that established a demolition delay policy for structures identified as historically important.

### Hillside Influences

Community concern about hillside development began to build in the 1970s as more and more housing tracts were constructed in the foothills of surrounding communities. In 1975, the Claremont League of Women Voters conducted a two-year study of the issue, which resulted in a number of recommendations on how to control development in the local hillsides.

In response to the public's concern, the City began the process of developing new policies governing hillside development. The first step was adoption of the Natural Environment Element of the City's General Plan in 1977, which spelled out the City's general goals and policies regarding hillside development. It stated that development in the hillsides is acceptable, provided it is done with extreme care in a manner that is compatible with the environment, and keeps the area relatively safe from hazards such as fire, flood, and erosion. These policies formed the framework for the later Hillside Ordinance.

The 1981 General Plan also focused on development within the Claremont hillsides, leading to adoption of a Hillside Ordinance that successfully balances the community's hillside/open space preservation and housing goals. The innovative ordinance includes a program for the transfer of development credits to balance open space preservation goals with private property owner economic interests.

## Community Character Influences

The focus on community design and historic preservation is especially important in Claremont. The community has demonstrated a strong desire to preserve its past while planning for its future.

Claremont is unique among foothill communities with its strong New England flavor. When Pomona College was being planned, the decision was made to reflect the founders' New England heritage. The result is a community that has a more intimate feel than its neighbors.

The residential character of the community was determined very early in the City's history. In 1903, community leaders developed design standards that required placing buildings back away from the street, with garages and other accessory buildings at the rear of the property. These setbacks are a common feature in older residential areas.

By the 1920s, Claremont began a process of upgrading its civic center and fully integrating The Claremont Colleges into the urban fabric. To gain additional control over the aesthetic of new development, the City formed an Architectural Commission in 1965. By 1968, The Village was beginning to show its age, and The Village Planning Task Force was created. The Task Force recommended retaining the intimate character of The Village at a time when urban renewal was the popular trend. This decision ensured that the pedestrian-scale, walkable central business district that we enjoy today could remain. This vision for The Village was reaffirmed in the 1987 *Village Design Plan*.

To protect the design and aesthetic qualities of all neighborhoods and business districts, in 1991 the City enacted regulations that required all new structures to be subject to a design review process.

## Heritage Preservation Influences

The historic preservation movement in Claremont really began to take hold in the mid-1970s. This community-driven initiative has been instrumental in shaping Claremont's approach to managing its valuable cultural resources.

The Historic Claremont Zoning District was established in 1970, and the Arbol Verde Zoning District was created in 1991. In 1979, Russian Village was listed in the National Register as a historic neighborhood.

In 1977, a historic resource survey was started with a grant from the State Office of Historic Preservation. Claremont Heritage, a non-profit organization, was formed and has been responsible for continually updating the Register. The Register is an inventory of local sites of architectural or historic merit. Since 1981, when the Register was adopted formally by the City, over 1,000 structures have been listed. To encourage reinvestment in historic properties that are threatened by demolition or are surrounded by non-historic or commercial structures, the City implemented the Mills Act in 2000.



## Land Use Plan

In response to the community's desire to maintain Claremont's long-established land use patterns, further hillside preservation objectives, and enhance the pedestrian environment, we have developed this Land Use Plan to guide the development, maintenance, and improvement of land and properties for the next twenty years. The Land Use Plan, illustrated in Figure 2-3 and described below, will allow us to preserve those qualities that define Claremont.

### Sumner House

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The Sumner House is a fine example of one of Claremont's Victorian structures that has great historical significance.

## Density and Intensity

When describing areas of Claremont, we differentiate one area from another by the principal use, whether it is homes (residential), shops and restaurants (commercial), manufacturing businesses (business park), a park, or a school or college. To describe the intensity of use – how much development exists on a property or could be built (and presumably, what the associated activity level is) – land use planners have developed quantitative measures called *density* and *intensity*.

The term *density* typically applies to residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per acre of land (du/ac) and population per acre of land (pop/ac).

For commercial, industrial, and other nonresidential uses, *intensity* describes the degree to which a property is or can be developed. The measure of intensity Claremont has adopted is the floor-area ratio. The floor-area ratio, or FAR, describes the relationship between the total square footage of development on a lot and the area of that lot. The FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot (Figure 2-2).

FAR and factors such as building square footage, building height, and the percent of lot coverage are all interrelated. For example, a 20,000 square-foot building on a 40,000 square-foot lot yields a FAR of 0.50:1. This 0.50:1 FAR can accommodate a single-story building that covers half the lot or a two-story building with reduced lot coverage. Figure 2-2 illustrates different FAR calculations.

## Land Use Classifications

The Land Use Plan Map (Figure 2-3) graphically represents the planned distribution and intensity of land use citywide. The colors shown on the map correspond to land use designations that describe the types of uses existing and planned in Claremont. Given the built-out character of the community, only minor land use changes from baseline year 2005 conditions will occur over the long term. Table 2-2 indicates planned land use distribution.

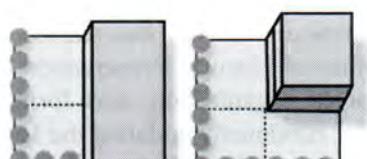
## Residential Land Use Designations

Four residential land use categories describe the general character of housing development in Claremont: Residential 2, Residential 6, Residential 15, and Residential 22. Figure 2-4 illustrates the various residential densities located in Claremont.

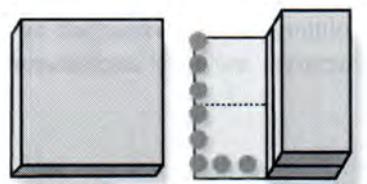
### **Residential 2**

The Residential 2 category provides for the development of very low-density, single-family residences within a density range of 0.1 to 2.0 dwelling units per acre. Development is characterized generally by detached homes on large individual lots, with a custom character of development.

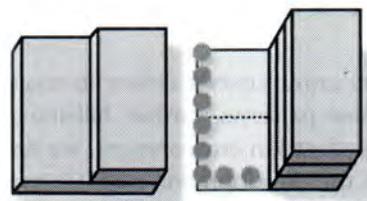
Figure 2-2  
**Floor Area Ratio**



0.5 FAR



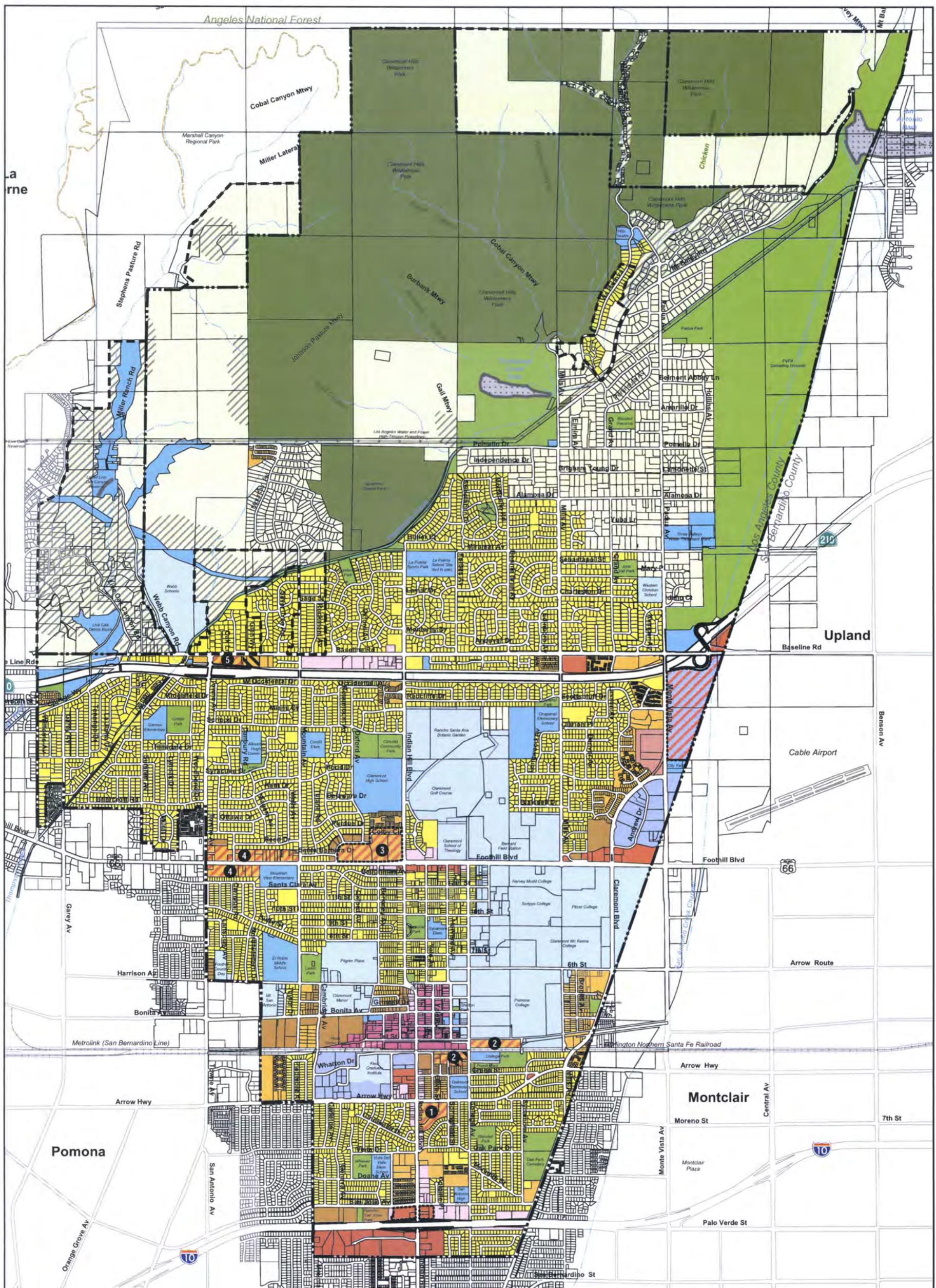
1.0 FAR



1.5 FAR

$$\text{Floor Area Ratio (FAR)}: \frac{\text{Gross Building Area}}{\text{Lot Area}}$$





Last Updated: October 27, 2009



Figure 2-3  
**Land Use Plan**

Figure 2-4  
**Residential Densities in Claremont**



### Residential 2 (0.1 to 2.0 du/ac)

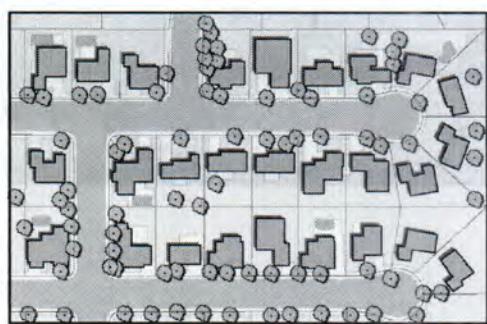
Very-low-density single-family homes on large lots, with a custom character of development.



#### Minimum Lot Dimensions:

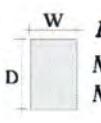
Minimum lot size: 35,000 square feet

Minimum lot dimension: 130 (W) x 150 feet (D)



### Residential 6 (2.1 to 6.0 du/ac)

Single-family detached homes in well-defined neighborhoods.



#### Minimum Lot Dimensions:

Minimum lot size: 7,500 square feet

Minimum lot dimension: 50 feet (W) x 150 (D)



### Residential 15 (6.1 to 15.0 du/ac)

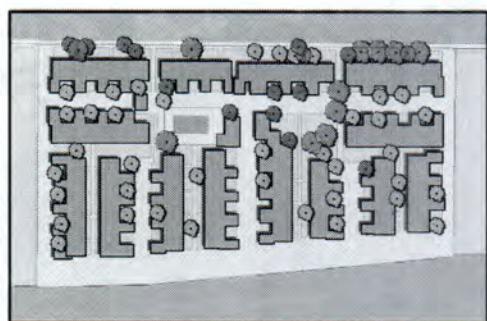
Includes single-family detached and attached units, townhouses, apartments, and condominiums.



#### Minimum Lot Dimensions:

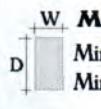
Minimum lot size: 8,000 square feet

Minimum lot dimension: 63 feet (W) x 110 feet (D)



### Residential 22 (15.1 to 22.0 du/ac)

Multi-family including townhouses, apartments, and condominiums.



#### Minimum Lot Dimensions:

Minimum lot size: 12,000 square feet

Minimum lot dimension: 75 (W) x 110 feet (D)

Source: City of Claremont, 2005.

Non-residential uses permitted or conditionally permitted, as regulated by the City's Land Use and Development Code, include parks and recreation facilities, public and private schools, public safety facilities, and facilities for religious assembly.

Unit Density: 0.1-2.0 dwelling units per acre

Typical Population Density: 0-5 persons per acre

### **Residential 6**

The Residential 6 category provides for the development of single-family residences within a density range of 2.1 to 6.0 dwelling units per acre. Development is characterized generally by single-family detached homes on individual lots, forming a cohesive neighborhood.

Non-residential uses permitted or conditionally permitted, as regulated by the City's Land Use and Development Code, include parks and recreation facilities, public and private schools, public safety facilities, and facilities for religious assembly.



Unit Density: 2.1-6.0 dwelling units per acre

Typical Population Density: 6-16 persons per acre

### **Residential 15**

The Residential 15 category allows detached and attached units, townhouses, apartments, and condominiums. Development densities may range from 6.1 to 15.0 units per acre.

Non-residential uses permitted, as regulated by the City's Land Use and Development Code, include parks and recreation facilities, public and private schools, public safety facilities, and facilities for religious assembly.



Unit Density: 6.1-15.0 dwelling units per acre

Typical Population Density: 16-40 persons per acre

### **Residential 22**

The Residential 22 category accommodates all types of multi-family housing, and specifically housing development of a more intensive form, including apartments, condominiums, and senior housing. Residential projects may be constructed at a density of between 15.1 and 22.0 units per acre.

Non-residential uses permitted, as regulated by the City's Land Use and Development Codes, include parks and recreation facilities, public and private schools, public safety facilities, and facilities for religious assembly.



Unit Density: 15.1-22.0 dwelling units per acre

Typical Population Density: 40-59 persons per acre

### **Residential 30 Overlay**

The Residential 30 Overlay category allows a greater building height and density than what is otherwise allowed in an underlying land use category for housing developments where at least 50 percent of the units are affordable for low-, very low-, and extremely low-income households. For housing development for low-, very low-, and extremely low-income households, the permitted building height within the overlay district is increased to a mix of three and four stories, and maximum density is increased to 30 units to the acre (this does not include any density bonuses). Development, where at least 50 percent of the units are not affordable to low-, very low-, and extremely low-income households, is subject to the maximum height and density allowed by the underlying zoning districts.

Unit Density: 22.1-30.0 dwelling units per acre

Typical Population Density: 60-78 persons per acre

## **Commercial Land Use Designations**

The Commercial Land Use designations include five categories representing the spectrum of commercial uses in Claremont: Commercial, Freeway Commercial, Office/Professional, Commercial Recreation, and Claremont Village.

### **Commercial**

The Commercial category provides opportunities for a broad range of retail, professional office, and service-oriented businesses, including supermarkets, theaters, restaurants, and specialty retail stores. Drive-through businesses are prohibited. The Commercial category accommodates uses that typically attract vehicular traffic. This designation applies to properties along Foothill Boulevard, Indian Hill Boulevard, and the east end of Base Line Road.

Floor-Area Ratio: 0.20-0.60 (FAR)



### **Freeway Commercial**

The Freeway Commercial category applies to properties adjacent to the 10 Freeway that are highly visible from the freeway and benefit from this regional exposure. Permitted uses are those oriented toward the regional market and benefiting from high visibility, including automobile sales and ancillary uses, supermarkets, hotels, larger retailers, restaurants, and drive-through restaurants.

Floor-Area Ratio: 0.25-1.0 (FAR)

### **Office/Professional**

The Office/Professional category allows for single- and multi-tenant offices, including legal, design, engineering, medical, corporate, government, and community facilities. Supporting convenience retail and personal service commercial uses may be permitted to serve the needs of local residents, employees, and visitors.

Floor-Area Ratio: 0.25-1.0 (FAR)

### **Commercial Recreation**

The Commercial Recreation category refers to uses that are destinations of regional interest to visitors, including large-scale commercial recreation centers, conference centers, clubhouses and golf courses, resorts, restaurants, parks, open spaces, and community facilities.

Floor-Area Ratio: 0.10-1.0 (FAR)

### **The Claremont Village**

The Claremont Village category applies to the Claremont Village area, including the area west of Indian Hill Boulevard. The land use designation is intended to encourage a complementary mix of small-scale retail stores, commercial services, restaurants, offices, and civic uses within a small-town, pedestrian-oriented district. Residential use is permitted where consistent in character with the commercial uses. Retail and service commercial shall remain the predominant uses. Pedestrian connections to The Claremont Colleges, Claremont Transit Center, and adjacent residential neighborhoods are essential.

Floor Area Ratio: 0.3-2.0 (FAR)

Maximum Residential Density: 22.0 dwelling units per acre

Projected Maximum Population Density: 59 persons per acre



### **Mixed-Use Land Use Designations**

The Mixed-Use designation applies to five distinct sites, each with individual development objectives and standards: Indian Hill/Arrow Highway, College Avenue/South Village, Indian Hill/Foothill, West Foothill Boulevard, and Base Line Road Corridor. This designation allows for a mix of residential and compatible office and retail/service uses integrated as a cohesive development, or such uses developed side-by-side in a manner that encourages interaction between uses. Density and intensity vary by area.

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**Indian Hill/Arrow Highway Mixed-Use**

The Indian Hill/Arrow Highway Mixed-Use area allows vertically or horizontally mixed commercial, office, and residential uses, with an emphasis on retail uses along the ground floor, Indian Hill Boulevard and Arrow Highway frontages, and residential/offices on the upper floors. Residential uses adjacent to the adjoining single-family neighborhood are encouraged and need not include commercial retail uses. Pedestrian connections among the uses, and as appropriate to surrounding neighborhoods, should be provided.

Maximum Floor-Area Ratio: 1.3 (FAR)

Maximum Residential Density: 22.0 dwelling units per acre

Projected Population Density: 59 persons per acre

**College Avenue/South Village Transit-Oriented Mixed-Use**

This area includes two sites: one located south of the Claremont Transit Center and The Village, and the other located east of the Claremont Transit Center and south of The Claremont Colleges. The mixed-use area provides for a mix of uses and higher-density residential development. Uses may be vertically or horizontally integrated, with an emphasis on residential and limited office/commercial along College Avenue and First Street and other ground floors. Development on individual lots need not include both commercial and residential but is encouraged. Pedestrian connections to the Claremont Transit Center, The Claremont Colleges, The Village, and surrounding neighborhoods are important.

Maximum Floor Area Ratio: 1.5 (FAR)

Maximum Unit Density: 22.0 dwelling units per acre

Projected Population Density: 59 persons per acre

**Indian Hill/Foothill Mixed-Use**

In this area uses may be vertically or horizontally mixed, with emphasis on hotel and retail uses on ground floors visible from the street, and residential/offices encouraged on the rear properties and on second and higher floors. Development on individual lots need not include both commercial and residential. Pedestrian connections to different uses and surrounding neighborhoods are important. Development must be consistent with Planning Principles adopted by the City for this area. A specific plan will be required for any project within this designation.

Maximum Floor Area Ratio: 1.5 (FAR)

Maximum Residential Density: 22.0 dwelling units per acre

Projected Population Density: 59 persons per acre

**West Foothill Boulevard Mixed-Use**

In this area uses may be vertically or horizontally mixed, with emphasis on ground-floor retail along the Foothill Boulevard frontage and residential uses or offices desired on upper floors. Residential uses may be used as a transition to adjacent single-family residential neighborhoods. A ground-floor commercial component will be required

## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

in all development, and a residential component will be optional. Pedestrian connections among different on-site uses are required.

Maximum Floor-Area Ratio: 1.5 (FAR)

Maximum Residential Density: 15.0 dwelling units per acre

Projected Population Density: 40 persons per acre

### **Base Line Road Corridor Mixed-Use**

This area provides for either vertically or horizontally integrated mixed use, with an emphasis on commercial uses on the ground floor to serve freeway travelers and neighborhoods. Residential and/or office uses are primarily to be located on upper floors. A ground-floor commercial retail component is required along the Towne Avenue frontage. Other desired components include residential and/or office uses. Pedestrian connections to adjacent residential must be emphasized.

Maximum Floor-Area Ratio: 1.5 (FAR)

Maximum Residential Density: 15.0 dwelling units per acre

Projected Population Density: 40 persons per acre

## **Business Park Land Use Designations**

Two categories provide areas for business park development: one intended to sustain long-established districts that support light industrial and commercial businesses, and the second to facilitate the master planning of a large, former quarry property. The key distinction is that commercial uses within the Business Park category are limited to office businesses intended largely to serve a local market, with ancillary supportive retail uses, whereas the Mixture of Commercial and Business Park category allows for regional-serving commercial businesses and employment centers.

### **Business Park**

To reflect the nature of industry in Claremont and its contributions to the economy, the Business Park designation provides locations for well-designed business and employment centers developed with uses consisting of professional offices, research and development businesses, laboratories, light manufacturing, and ancillary, supportive commercial uses. Business park developments offer attractive and distinctive architectural design, innovative site planning, and landscaping.

Floor-Area Ratio: 0.3-1.5



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**Mixture of Commercial and Business Park**

The Mixture of Commercial and Business Park category provides for regional-serving business and employment centers consisting of professional offices, research and development, laboratories, light manufacturing, and ancillary uses. Permitted commercial uses include large retail, professional office, and service-oriented businesses. Properties designated Mixture of Commercial and Business Park require a specific plan to guide development standards, innovative site planning, commercial and business park land uses, site constraints, infrastructure, circulation, and other necessary parameters established in the specific plan. The specific plan shall outline the requirements for attractive and distinctive architectural design and landscaping.

Floor-Area Ratio: 0.3-1.5

**Public, Institutional, and Park/Resource Conservation Land Use Designations**

Three land use designations provide for regulation and protection of publicly owned properties, campuses, properties of private institutions, and properties restricted to park and resource conservation uses.

**Public**

The Public designation provides for a wide range of public uses, including public schools, transportation-related facilities, government uses, public utilities, libraries, museums, cultural facilities, and public service facilities.

Floor-Area Ratio: 0.2-0.7

**Institutional**

The Institutional designation provides for the development and enhancement of campuses for private schools and colleges, including The Claremont Colleges and affiliated institutions; residential retirement communities and facilities that provide on-site medical support and care; hospitals and clinics; and emergency shelters. Institutional campuses are usually spread over multiple properties; thus, the floor-area ratio should be applied campus-wide, rather than to individual parcels.

Floor-Area Ratio: 0.2-1.0



**The Claremont Colleges:  
Pomona College**

Carnegie Hall, located on the Pomona College campus, is at the west end of the Marston Quadrangle and faces Bridges Auditorium to the east.

**Park/Resource Conservation**

The Park/Resource Conservation land use category establishes and protects public properties for such purposes as preservation of natural resources, managed production of resources, outdoor recreation, and public health and safety. This category also applies to privately owned property which is restricted to open space uses by a restrictive covenant, property such as Pomona Valley Protective Association (PVPA) property used for groundwater recharge, and the Blaisdell Preserve, which is restricted to park uses.

Floor-Area Ratio: Not Applicable

**Hillside Land Use Designations**

The Hillside designations reflect codified regulation of hillside properties, consistent with the City's Hillside Ordinance, and the presence of the Wilderness Park.

**Hillside**

The Hillside designation allows for low-intensity, private recreation uses, scientific study, watershed protection, and similar uses on privately owned land. Such areas may have development credits for residential uses that may be transferred to properties designated Hillside Residential Overlay and zoned as receiver sites pursuant to Chapter 1 Part 3 of the Land Use and Development Code.

**Hillside Residential Overlay**

The Hillside Residential Overlay designation permits detached, single-family homes and attached, clustered dwelling units pursuant to density limits and development regulations set forth in Chapter 1 Part 3 of the Land Use and Development Code. The designation allows for clustering of development as a means of preserving open space and natural resources, and avoiding steep slopes and other site constraints.

Residential Density: 0-2 dwelling units per acre within overall development site

Typical Population Density: 0-5 persons per acre

L A N D   U S E ,   C O M M U N I T Y   C H A R A C T E R ,   A N D   H E R I T A G E  
P R E S E R V A T I O N   E L E M E N T

**Wilderness Park**

The Wilderness Park designation applies to public areas of permanent open space for the preservation of natural resources, with low-intensity public recreation use permitted, including hiking, biking, and equestrian trails with associated staging and parking areas.



**Claremont Wilderness Park**

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Hikers and bikers can experience beauty along one of the many trails located in the Claremont Hills Wilderness Park.

## **Implications of Land Use Policy**

Table 2-2 identifies the planned distribution of land uses. Over time, as properties transition from one use to another or property owners rebuild, land uses and intensities will gradually shift to align with the intent of this Land Use Element. Table 2-2 summarizes the land use distribution, average level development anticipated, and the resultant residential and nonresidential levels of development that can be expected from full implementation of land use policies established by this General Plan. Given the almost built-out character of Claremont and the good condition of most buildings, significant redevelopment activities may not occur over the life of this General Plan. Average development densities and potential presented in Table 2-2 reflect primarily established densities, with limited opportunities for recycling to more intensified development.

### **How the Numbers in Table 2-2 Have Been Derived**

To help readers understand the assumptions inherent in the development and population projections presented in Table 2-2, Table 2-1 and the following paragraphs provide a guide. Table 2-1 explains what each of the columns in Table 2-2 mean, and the paragraphs on the following page describe the assumptions used to estimate development capacity of the General Plan at full implementation.

**Table 2-1**  
**Description of Terms Used in Table 2-2**

<b>Table 2-2 Columns</b>	<b>Description</b>
Land Use Categories	The categories used in the General Plan to group land uses (18 categories, plus 5 Mixed Use sub categories). See pages 2-8 to 2-18 for descriptions of each category.
Net Acres	The amount of land included within a particular category, exclusive of public right-of-way such as streets, freeways, alleys, sidewalks, and railroads.
Estimated Average Density/Intensity	Specific assumptions estimated for each land use category, such as the number of dwelling units per acre, floor-area ratio, and residential to commercial ratio for mixed uses. These assumptions, along with net acres, are used to calculate dwelling units, population, and square footage.
Projected Dwelling Units	This number includes the number of existing homes (baseline year 2005) and future homes for each residential land use category. Dwelling units, along with person per household and vacancy rate, are used to calculate population.
Estimated Population	The sum of existing residents (baseline year 2005) and future residents for each residential land use category.
Estimated Square Feet (in tsf)	The sum of existing nonresidential square footage (baseline year 2005) and future constructed square footage for each nonresidential land use category.

LAND USE, COMMUNITY CHARACTER, AND HERITAGE  
PRESERVATION ELEMENT

### Projected Dwelling Units

Projected Dwelling Units are calculated for each land use category that permits residential land use by multiplying the net acres of the residential land use categories by the average density for that particular category. The end result of 13,442 dwelling units represents the total of all such categories. The Hillside Residential Overlay is factored in by adding the maximum housing credits allowed within the cluster areas. Institutional uses, such as Pilgrim Place, are also included based upon the number of residential units within each Institutional use. Mixed Use designations also contribute to the total. Acres within each Mixed Use category are divided into residential and commercial uses, as indicated by the Residential/Commercial Ratio assumption. This ratio identifies the portion of the Mixed Use area assumed to be residential.

- **Projected Dwelling Units** = Acres x Assumed Average Density
- Example - Residential 2: 640.3 Acres x 1.0 du/ac = 640 dwelling units

### Estimated Population

Estimated Population is calculated by multiplying the Projected Dwelling Units by two factors: number of persons per household (2.70) and the occupancy rate (0.976)<sup>1</sup>. The number of persons per household and the occupancy rate will change year to year, but for projection purposes, the City has used year 2005 estimates from the California Department of Finance, Demographic Unit for the City of Claremont. College students from The Claremont Colleges are also factored in by incorporating the projected number of students (7,555) in year 2025, as projected by staff from The Colleges.

- **Estimated Population** = Projected Dwelling Units x 2.70 (person per household) x 0.976 (occupancy rate)
- Example - Residential 2: 640 Dwelling Units x 2.70 x 0.976 = 1,687 persons

### Estimated Square Footage

Estimated Square Footage accounts for all building area of nonresidential buildings, meaning commercial, business park, and institutional uses. The projection for nonresidential development is calculated by multiplying the land use net acres for each land use category by an assumed average by the floor-area ratio or FAR (see pages 2-7 to 2-8 for a description of the FAR). The result is then converted from acres to square feet<sup>2</sup>. This yields the estimated square feet. The numbers used in Table 2-2 are presented as a thousand square feet (tsf) for simplicity.

- **Estimated Square Footage** = Acres x Assumed Intensity
- Example - Commercial: 46.0 Acres x 0.25 FAR x 43,560 = 501,000 square feet

<sup>1</sup> The occupancy rate (0.976) is based on the vacancy rate (0.024), according to the 2005 Department of Finance, Demographic Unit estimates.

<sup>2</sup> One acre equals 43,560 square feet.

**LAND USE, COMMUNITY CHARACTER, AND HERITAGE  
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**Table 2-2**  
**Development and Population Projections Pursuant to Land Use Policy**

<b>Land Use Categories</b>	<b>Net Acres</b>	<b>Assumed Average Density/Intensity</b>	<b>Full Implementation Projections</b>		
			<b>Projected Dwelling Units</b>	<b>Projected Population (A)</b>	<b>Projected Square Feet (in tsf)</b>
Residential 2	640.3	1.0 du/ac	640	1,687	-
Residential 6	1,816.5	4.0 du/ac	7,266	19,147	-
Residential 15	250.3	12.0 du/ac	3,004	7,915	-
Residential 22	40.0	20.0 du/ac	800	2,108	-
<i>Mixed-Use Areas</i>	<i>73.5</i>	<i>See Below</i>	<i>531</i>	<i>1,398</i>	<i>1,977</i>
▪ Peppertree Mixed Use	9.1	18 du/ac - 1.0 FAR Res/Com Ratio 0.5:0.5	82	216	198
▪ TOD Mixed Use	12.2	18 du/ac - 1.25 FAR Res/Com Ratio 0.9:0.1	198	521	66
▪ Old School House Mixed Use	23.1	20 du/ac - 1.25 FAR Res/Com Ratio 0.35:0.65	162	426	818
▪ Foothill Corridor Mixed Use	25.6	10 du/ac - 1.0 FAR Res/Com Ratio 0.3:0.7	77	202	781
▪ Base Line Mixed Use	3.5	9 du/ac - 1.25 FAR Res/Com Ratio 0.4:0.6	13	33	114
Commercial	46.0	0.25 FAR	-	-	501
The Claremont Village	47.8	18 du/ac - 1.0 FAR Res/Com Ratio 0.35:0.65	301	793	1,353
Freeway Commercial	45.9	0.33 FAR	-	-	660
Office/Professional	48.5	0.35 FAR	-	-	744
Commercial Recreation	16.8	0.25 FAR	-	-	183
Business Park	87.4	0.30 FAR	-	-	1,142
Commercial /Business Park	48.9	0.45 FAR (Business Park) 0.25 FAR (Commercial)	-	-	266 480
Public	338.2	0.10 FAR	-	-	1,473
Institutional	732.6	0.30 FAR	550 (B)	8,655 (B)	5,072 (C)
Park/Resource Conservation	922.5	N/A	-	-	-
Wilderness Park	1,863.1	N/A	-	-	-
Hillside	962.5	N/A	-	-	-
Hillside Residential Overlay	664.7	(D)	330	605	-
<b>Total</b>	<b>8,645.8</b>		<b>13,422</b>	<b>42,584</b>	<b>13,852</b>

- (A) Population projections are based on an average household size of 2.70 persons per household and a vacancy rate of 2.4%, based on 2005 data from the California Department of Finance, Demographic Unit.
- (B) Congregate Care and Webb Schools unit and population numbers are based on 2006 data, Student projected population based on Claremont University Consortium estimate.
- (C) Rancho Santa Ana Botanic Garden, Claremont Golf Course, and the Field Station net acres have been excluded from the calculation of square footage due to low intensity of buildings.
- (D) Average density of Hillside Residential Overlay varies and is based on developable areas of cluster sites. Within the cluster areas, a maximum of 230 units is allowed, yielding a maximum density of 0.32 du/ac.

**LAND USE, COMMUNITY CHARACTER, AND HERITAGE  
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Table 2-3 summarizes the projected dwelling units, estimated population, and estimated square footage for existing conditions in 2005, and what the Land Use Plan of the General Plan will yield at full implementation.

**Table 2-3  
Development and Population - 2005 Conditions and  
General Plan**

	<b>Dwelling Units</b>	<b>Population</b>	<b>Square Feet of Nonresidential</b>
Baseline (2005)	12,237	37,336	8,738,000
General Plan Land Use Policy	13,422	42,584	13,852,000
<b>Capacity for Additional Development</b>	<b>1,185</b>	<b>5,248</b>	<b>5,114,000</b>

# Community Character

Community character is experienced through all of our senses. For this reason, designing or planning to maintain community character must account for all of the community's desired physical aspects: the sounds of the environment, and the colors and textures that create a sense of place. Good design and good housekeeping of public and private spaces produce attractive and clean places we can enjoy. Such places are valued and engender human behaviors that demonstrate respect for the surrounding environment.

Through design guidelines, the City has maintained and will continue to encourage a community character that projects Claremont as a safe, charming, and aesthetically interesting college town. The goals and policies of this section set the standards for community character that all residents can appreciate.

Claremont embraces its legacy of quality community design. Judy Wright, the author of *Claremont: A Pictorial History* put it best when she emphasized the need to preserve the Community Design:

"...[I]t is the environment that must be preserved - not simply individual structures...[the] scale, pattern, density [are] important to the character of Claremont in addition to preservation of buildings."

- *Claremont: A Pictorial History*.

## Our History of Appreciating Community Design

Good design has always been an integral component of the City. Well-planned landscaping, architecture, design of public spaces, site planning, and other elements that were important when Claremont was founded influenced design throughout the twentieth century and established the community design that represents Claremont today. Architecture is important in Claremont. Many buildings built during the first 50 years of the City's existence still stand today. Architectural styles that reflect classic California architecture – such as Victorian, Spanish Colonial, Monterey, Colonial Revival, Mission Revival, Craftsman, and Classical Revival – are all represented in Claremont. Landscaping and tree planting have always been important for Claremont as well. Thousands of large, mature trees and landscaped parkways are the result of past actions and policies.

Over the years, Claremont has adopted, revised, and continually amended its design review process to reflect current values while preserving past ideals. The City has adopted specific design guidelines for some areas. For example, the original "feel" of The Village has been preserved by The Village Design Guidelines, which call for pedestrian-scale designs, attractive landscaping, and on-street parking. Guidelines for northeast Claremont provide for an ambiance reminiscent of the City's agrarian period, including streetscapes with rock swales and street lights placed only at major intersections.

Claremont's design review process, policies, and guidelines also reiterate the community's tradition of restoring structures instead of demolishing them. Examples include the renovation of Lang Art Gallery at Scripps College, the Carnegie Building at Pomona College, The Claremont Depot, and the Garner House, and the adaptive reuse

of the Citrus Packing House. Claremont residents have also upheld this tradition by continually renovating and updating the City's existing housing stock.<sup>5</sup> Prior to 1991, the City mandated design review by the Architectural Commission for all non-single-family development citywide, and all new development in Historic Claremont and Arbol Verde. Since 1991, all new development has been subject to design review by the Architectural Commission or by City staff. These efforts have contributed to sustaining Claremont neighborhoods like Historic Claremont, Old Claremont, and Russian Village.

## Community Character Concepts

Places that evoke emotions, places that provide spaces for incidental events or activities, and locations that tell stories are the type of places that Claremonters value. This is placemaking. Placemaking involves recognizing the needs of pedestrians, creating outdoor rooms for events, and catering to the experiences of users. The components that make up such areas in Claremont are vibrant activity nodes, connections, architecture, and design elements. The City is dedicated to creating and sustaining places that distinguish our community.

The following concepts include components that create "place" and connections. Incorporating elements such as gateways, landscaping, parks, paseos, plazas, and other enhancements into public and private development will help maintain the community's values of "a diverse and interesting small town, safety, friendliness, and green outdoor spaces."<sup>4</sup>



<sup>5</sup> Wright, p. 487.

<sup>4</sup> Walkable Communities, Inc., "Foothill Boulevard - Improving Life, Business, Walking, Bicycling and Transit," 31 October 2004, p. 5.

## Activity Nodes

The vitality and vibrancy of a city can be felt at activity nodes. Whether these nodes center on commercial or recreational uses, they are major destinations, often at compact areas, and serve as the hub of the neighborhood. In Claremont, compact development patterns and a commercial downtown provide many opportunities for activity nodes. Mixed-use projects and transit-oriented development provide potential for new activity nodes. Activity nodes contain elements that strengthen and communicate Claremont's community identity because they accommodate pedestrian uses and allow gathering spaces where people feel comfortable.<sup>5</sup> Activity nodes include mixed-use centers, focal intersections, landmarks, places to gather, parks, and schools.

### Activity in The Village

A farmers market draws many community residents into The Village.



## Focal Intersections

Intersections can become focal centers when they are enhanced by public art, paving at crosswalks, and landscaping. These intersections serve as destinations, especially when corner buildings are used for busy commercial uses. Special surface treatments, such as stamped or colored-brick crosswalks, give preference to pedestrians and encourage walking. Abundant landscaping at intersections enhances aesthetic quality and provides garden-like space in an urban setting. Trees provide a streetscape that is visually pleasing and which provides a comfortable walking environment.

## Nationally Registered and Significant Historic Buildings

Claremont is home to numerous buildings listed on the National Register of Historic Places. These listings include the Pitzer House, the Claremont Depot, Padua Hills Theatre, Russian Village, and the original site of Scripps College. Other significant buildings include City Hall, the Post Office, Citrus Packing House, the Old School House,

<sup>5</sup> Walkable Communities, p. 8.

Claremont Club House, and old stone buildings scattered throughout northern Claremont. These highly recognizable buildings are important cultural resources to the community. Policies for creating a sense of place will continue to encourage efforts to renovate historic buildings instead of demolishing them.

### Public Places - Places to Gather

Public gathering places can include plazas, squares, parks, sidewalks and paseos, and areas such as in front of City Hall or the Hughes Community Center. But private development can include public spaces as well, with arcades, fountains, and well-designed paseos. The City encourages developers to incorporate public plazas within the most intensely active places. Plazas may be provided by public and/or private sector initiative, but should accommodate public use. Public plazas should be located at or near the same grade as adjacent sidewalks, and the dimensions must match their surroundings. Plazas should be defined spaces that enhance the street environment without harmful interruptions in retail and pedestrian continuity. Public plazas should accommodate comfortable human occupation and use, with art and fountains, as well as seating and shade.

The Village incorporates many such features, and as Foothill Boulevard makes the transition to a new mixed-use, pedestrian-friendly environment, these same concepts will be applied.

### Parks and Schools

Parks and schools are traditionally associated with local neighborhoods, and this pattern is appropriate to Claremont. A desirable balance between residential land use and open space resources should be achieved to meet social and recreational needs. Each neighborhood should have convenient access to a local park and school, preferably within or directly adjacent to its boundaries. However, some outlying neighborhoods are not currently well served in this regard. Parkland needs are discussed in Chapter 5.

### Creating Connections – Access and Linkages

A city with vibrant activity nodes cannot be successful if these areas are not accessible to all community members. In Claremont, streets, sidewalks, and trails allow automobile, bike, and pedestrian traffic to connect. Major arterial roads provide regional linkages and opportunities to beautify streets through landscaping. Local streets support pedestrian movement. Properly located and designed gateways identify the boundaries at which these connections meet. All these elements unite various places within Claremont while distinguishing the City from its surroundings.



### Places to Gather

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In front of City Hall and along the sidewalks in The Village are excellent examples of places where the community can gather.

## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

Preserving the small-town feel of Claremont involves preserving a pedestrian-friendly environment. Claremonters value well-landscaped, secure, clean, and human-scaled neighborhoods and business districts that accommodate walking. It is important to provide linkages that connect neighborhoods to schools, community centers, parks, and commercial services.

### Landscaped Corridors

Landscaped corridors improve the visual quality of the community's major arterials with abundant landscaping and trees. The design of these streets should serve as a physical and visual complement to the community's open space network. These corridors should have generous medians and parkways that support extensive landscaping and street trees. They should also accommodate distinctive gateways at the City's boundaries.



### Landscaped Corridor

Foothill Boulevard is an excellent example of a landscaped corridor in Claremont.

Landscape corridors should include continuous sidewalks with wide parkways that establish a physical and psychological separation between pedestrians and autos. Benches and pedestrian-scaled light fixtures should also be included, where appropriate, to create a comfortable and friendly atmosphere. Street trees should be of appropriate height and stature for the scale and function of the street. Flowering trees and shrubs may be included for color interest and to augment the appearance of the street.

### Neighborhood Pathways, Linkages, and Connection Points

Many of Claremont's neighborhoods are pedestrian-oriented with design features that encourage walking. Sidewalks, bikeways, and other connection points provide accessibility between parks, neighborhoods, activity nodes, and transit facilities. These connection points create an efficient pedestrian system and allow for a person to sense, feel, and visualize the community environment.

### Gateways

Simply, gateways signify a transition from one area to another. The goal of gateway creation is to enhance



## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

Claremont's "front doors" by not only constructing improvements in the areas seen by the most people, but by doing so in a way that provides a unique identity along the edges of the City and individual neighborhoods.

Three types of gateways are established in Claremont: Major Gateways, Secondary Gateways, and Neighborhood Gateways. Major Gateways are larger entryways typically located on major streets near freeway on- and off-ramps (see Figure 2-5). These gateways are considered the primary entrances into the City of Claremont and are on the City's most-traveled streets. Secondary Gateways are smaller entryways on streets that cross City boundaries. Neighborhood Gateways identify entrances into specific neighborhoods in Claremont.

### **Neighborhood Gateway**

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**Los Olivos Estates neighborhood gateway**

## **Architecture**

Claremont's charm and comfort is in its variety of architectural styles that give each building distinction. Many buildings are visually pleasing, create a sense of belonging, and are stimulating. New buildings and renovations should continue to be compatible with the scale and massing of adjacent buildings and respect a site's context within the larger community.

## **Building Design**

The community is proud of the diversity of architectural styles found in Claremont's buildings. It is the intent of the City to protect the character of its many neighborhoods. Neighborhood preservation is a key community goal, and the City opposes new development that detracts from the neighborhoods. Claremont supports the preservation of the existing housing stock and its architectural aesthetic.

Additions should be respectful of the architectural style of the main portion of the existing building. Architectural treatments should be extended to all elevations of the buildings (e.g., shutters, multi-paned windows, belt courses, rock/brick/stone veneers, etc.).

## **Historic Buildings**

The City supports the preservation of its existing housing stock and architectural aesthetics. Older homes connect us to our past. We support the retention and reuse of single-family and multi-family structures, particularly structures listed on the Register of Structures of Historical and Architectural Merit of the City of Claremont. The Heritage Preservation portion of this Element expands on our passion for preservation.

## **Design Elements**

Design elements help create identity and place. They include public art, street furniture, landscaping and community forestry, and use of natural

## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

features. Claremont's history and indigenous materials should be incorporated into design elements to help tell the story of Claremont.

### **Public Art**

Public art should enhance the aesthetic and cultural quality throughout the community, provide opportunities for public exposure to the visual arts, acknowledge our local artistic community, and inspire pride and identity among community residents. The City's Community Art Program Ordinance requires that new development, subject to implementation thresholds, incorporate pieces of art or pay in-lieu fees for future art works.

### **Street Furniture**

Furnishing the public realm with street furniture can provide moments of rest for pedestrians and allow room for passive activities. Just as the furniture in interior spaces of our homes and offices accommodate our individual needs, street furniture encourages more pedestrian activity and adds to the vitality of places like The Village and Foothill Boulevard. Even mundane features like refuse containers and newspaper racks can be specially designed to reflect our identity and pride.<sup>6</sup>

Claremont has an abundance of street furniture: metal benches, street lamps, water fountains, and tables, especially in The Village. Near City Hall, people read newspapers while resting on benches and tables. Vintage-style street lamps add to the old town feel, while banners mounted on street lamps celebrate community activities and qualities. Bus shelters, bus benches, trash enclosures, and similar features are also placed along the City's arterial streets.

### **Landscaping and Community Forest**

Landscaped islands at turnarounds or at entrances to neighborhoods, when planted with a diverse array of plants and flowers, can serve to direct traffic and beautify our neighborhoods. Canopies of trees along residential streets bring intimacy to public streets while providing shade for pedestrians.

Landscaping within commercial areas and parking lots can change the character of otherwise bland, asphalt-dominated environments. Requiring all new nonresidential development to incorporate thoughtful landscaping will make these areas pedestrian-friendly, attractive, and consistent with the landscaped character of Claremont.

Curb extensions, such as bulbouts at intersections, can calm traffic and provide landscaping that beautifies our streets. In addition to bulbouts, street crossings should have visible markings, appropriate curb-cuts for handicap access, and crossing signals that allow ample time for crossing.

### **Community Forest**

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A typical streetscape in Old Claremont and Historic Claremont. More information regarding Community Forests in Claremont can be found in the Open Space, Parkland, Conservation, and Air Quality Element.

<sup>6</sup>Walkable Communities, p. 20.

LAND USE, COMMUNITY CHARACTER, AND HERITAGE  
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Shrubs and trees along major arterial roads can protect surrounding residential neighborhoods from noise and pollution. One can find vegetation-covered walls along Base Line Road that act as sound barriers and protect residents' privacy. Vegetation and rock patterns along the walls, medians, and sidewalks make automobile-dominated roads visually pleasant. Use of native plants and other drought-tolerant planting is encouraged as part of public and private development. The undergrounding of utility lines also enhances street aesthetics.

Street trees offer many benefits: they provide shade and cooling effects, create beautiful canopies, soften the hard edges of urban development, and, during the Fall season, color the streets with brilliant yellow, russet, and orange tones.



Trees and landscaping have been a significant part of Claremont since its founding. The careful attention given to trees and landscaping over the years is evident today in the appearance of streetscapes along such roadways in Claremont. On Foothill Boulevard, eucalyptus trees line the sides of the street, and a landscaped median provides an attractive greenbelt. On Indian Hill Boulevard north of The Village, a signature canopy of American elm trees provides identity for the neighborhood, and indeed for the City as a whole.

On-going maintenance and enhancement of Claremont's street trees through implementation of the City's Tree Policy Manual will continue to promote streets as sustainable community "places" that provide shade and contribute to clean air. The City is committed to preserving its existing street trees, replacing trees that are damaged or dying, and expanding community forests in newer areas of Claremont.

The City recognizes the unique resource it has in Rancho Santa Ana Botanic Garden. In trying to create more sustainable



## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

landscapes that are appropriate for our region, the City will partner with the Botanic Garden when appropriate to use native plants when planting new trees or replacing those that are damaged and dying.

### **Use of Natural and Themed Materials**

Natural materials strengthen community identity, capture Claremont's pre-history and history, and remind visitors and residents of Claremont's beginnings. The City's backdrop of the San Gabriel Mountains and recurring theme of the alluvial rocks, known fondly as "Claremont Potatoes", are such examples. These native river rocks tell a history of the rivers that used to flow through the area. These rocks line meandering pathways and medians, and dress up surfaces of drainage swales. The rocks also serve as exterior finishes of buildings, walls, and columns. In Russian Village, houses use river rocks to delineate entryways, front yards, and as landscaping and building material. Residents all over Claremont continue to use native stones to build walls and other outdoor features. Such features are especially prominent in neighborhoods in northeast Claremont.

Along some streets in the Vista neighborhood, houses incorporate bricks for façades or for plant beds, creating a consistent theme of red brick throughout the area.

### **Natural Materials**

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**Use of natural materials such as creek rocks and stones enhance architecture and landscaping.**

## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

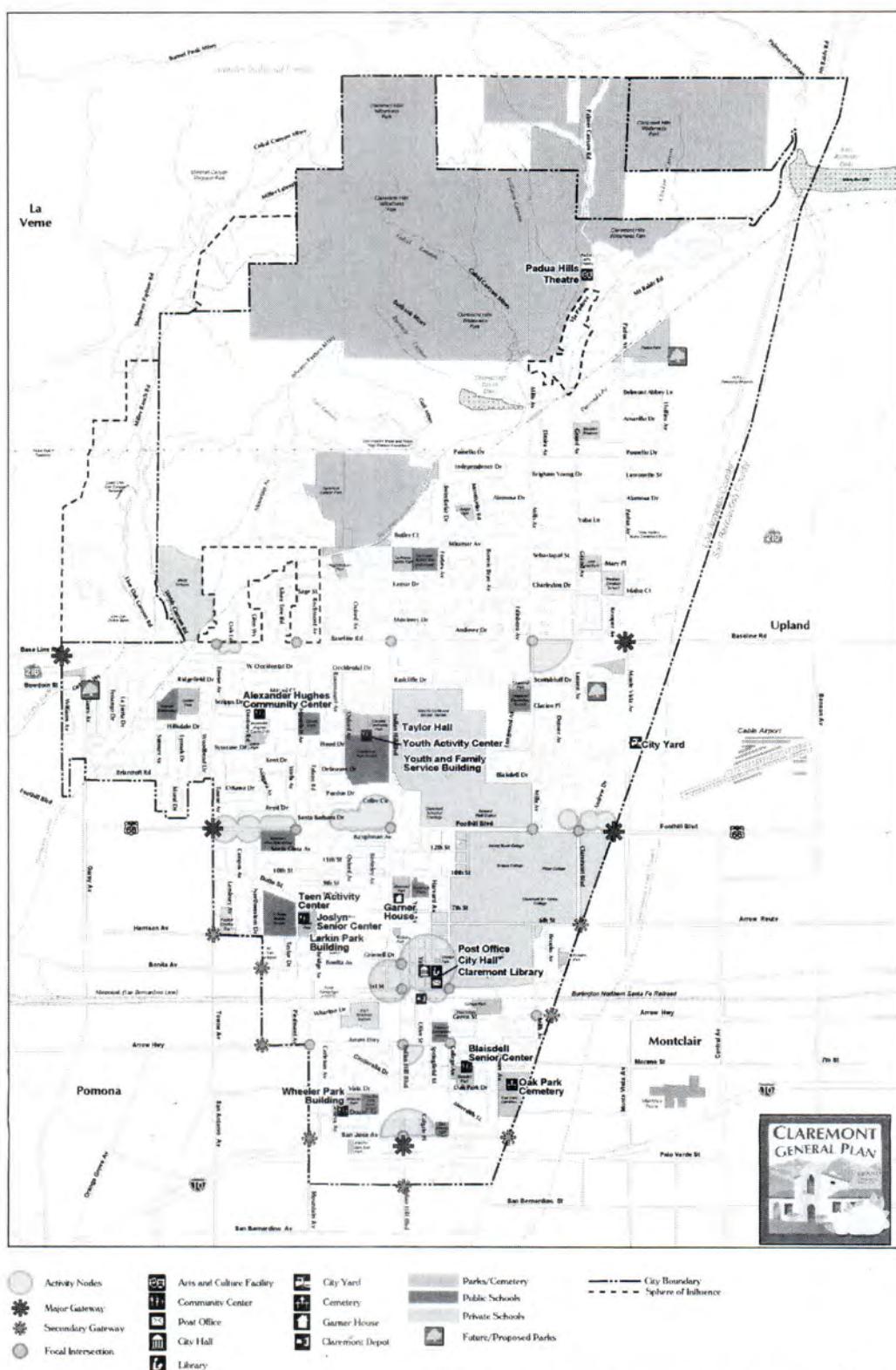


Figure 2-5

## **Activity Nodes, Gateways, Public Buildings, Parks, and Schools**

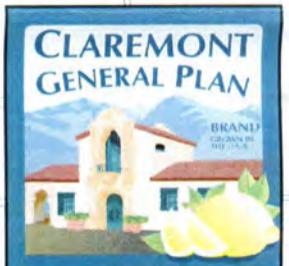
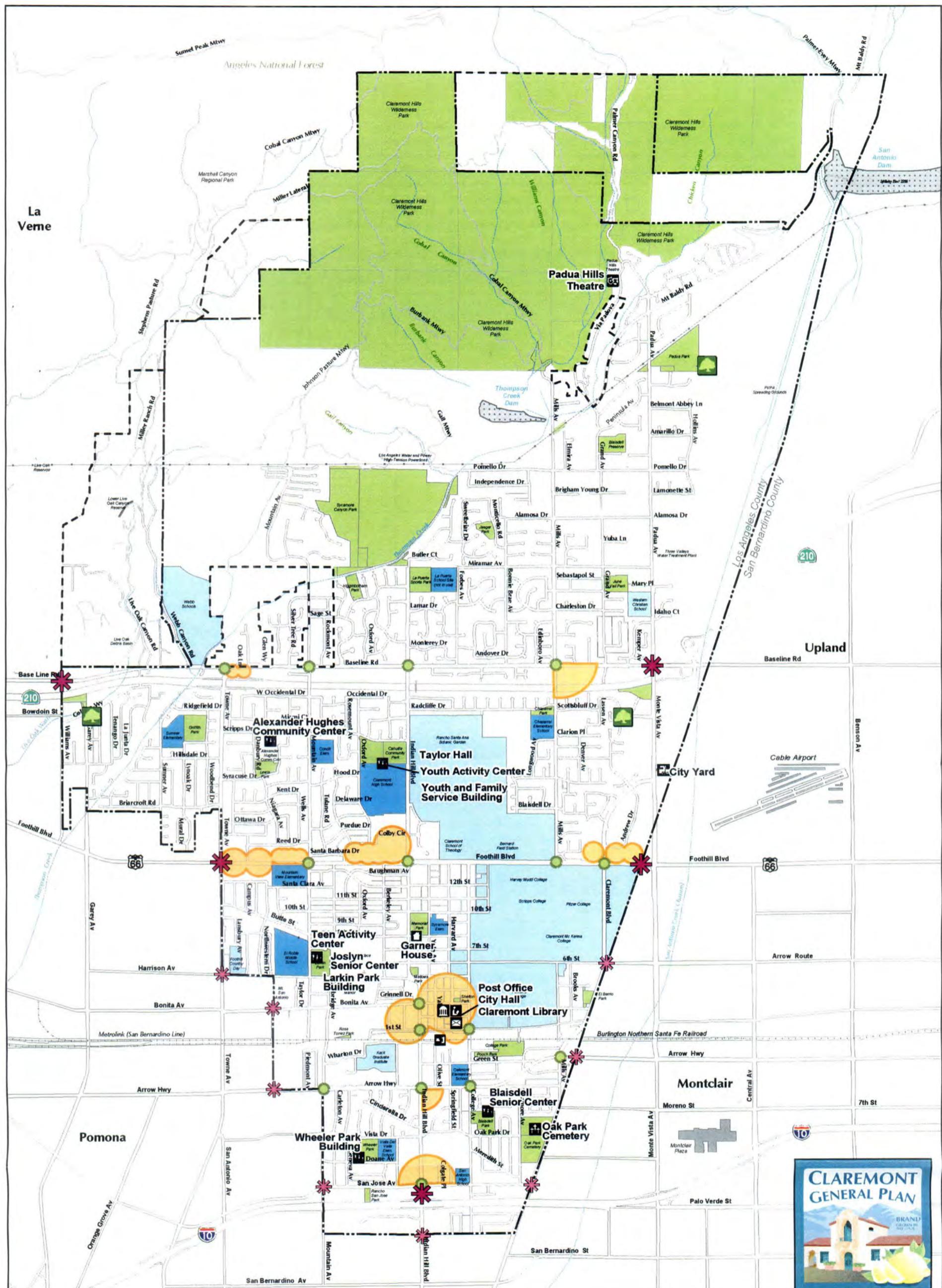
Source: City of Cleveland, 2008.



CLAREMONT GENERAL PLAN

L A N D   U S E ,   C O M M U N I T Y   C H A R A C T E R ,   A N D   H E R I T A G E  
P R E S E R V A T I O N   E L E M E N T

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-  Activity Nodes
-  Major Gateway
-  Secondary Gateway
-  Focal Intersection

	Arts and Culture Facility		City Yard
	Community Center		Cemetery
	Post Office		Garner House
	City Hall		Claremont Depot
	Library		

- Parks/Cemetery
- Public Schools
- Private Schools
-  Future/Proposed Parks

— — — City Boundary  
 - - - - Sphere of Influence

Parks, and Schools

**Figure 2-5**

# Heritage Preservation

Heritage preservation has become one of the defining features of life in Claremont. The City has made available a number of programs that facilitate the rehabilitation and reuse of historic structures and environments. These programs include the Register of Structures of Historic and Architectural Merit of the City of Claremont, State of California historical registration programs, the Mills Act, the Historic Building Code, and the National Register of Historic Places.

## Register of Structures of Historic and Architectural Merit of the City of Claremont

In 1980, the City created the Claremont Register of Structures of Historic and Architectural Merit of the City of Claremont (the City Register). Since then, the City Register has been reviewed and revised with several additions. Over 1,000 properties have been listed since 1980.

Anyone with an ownership interest in a property may initiate a proposal to add his or her property to the City Register. The City may also initiate the process. No owner consent is required for listing. Proposals are brought before the Architectural Commission at a public hearing. The Architectural Commission uses the criteria adopted by the City Council to determine whether the property should be listed. Any action by the Commission may be appealed to the City Council.

A property listed on the City Register is subject to a mandatory 90-day delay, and listing triggers environmental review of significant modifications to the property. The intent of the demolition delay is to allow the City time to explore alternatives with the applicant, such as relocation or adaptive reuse, and possible mitigation to reduce possible adverse impacts from demolition. Master plans or other major projects must take into consideration any building on the Register.

Since designation on the City Register is not a property rights issue, the determining factor for listing a property should remain limited to the architectural and/or historical merits of the property. This will help ensure that similar properties are treated equally, and if properties meet the listed criteria, they receive the same demolition protection as other structures listed on the City Register.

The primary benefit of having a property listed on the City Register is the ability of the property owners to use the State Historical Building Code, which provides for more permissive construction alternatives to current building codes. Other benefits may include design assistance from Claremont Heritage and the general recognition of being identified as a property having historical or architectural merit.

### Register Criteria

The Architectural Commission may approve an addition to the Register if the proposed site or structure is 50 years old or more and meets one or more of the following criteria:

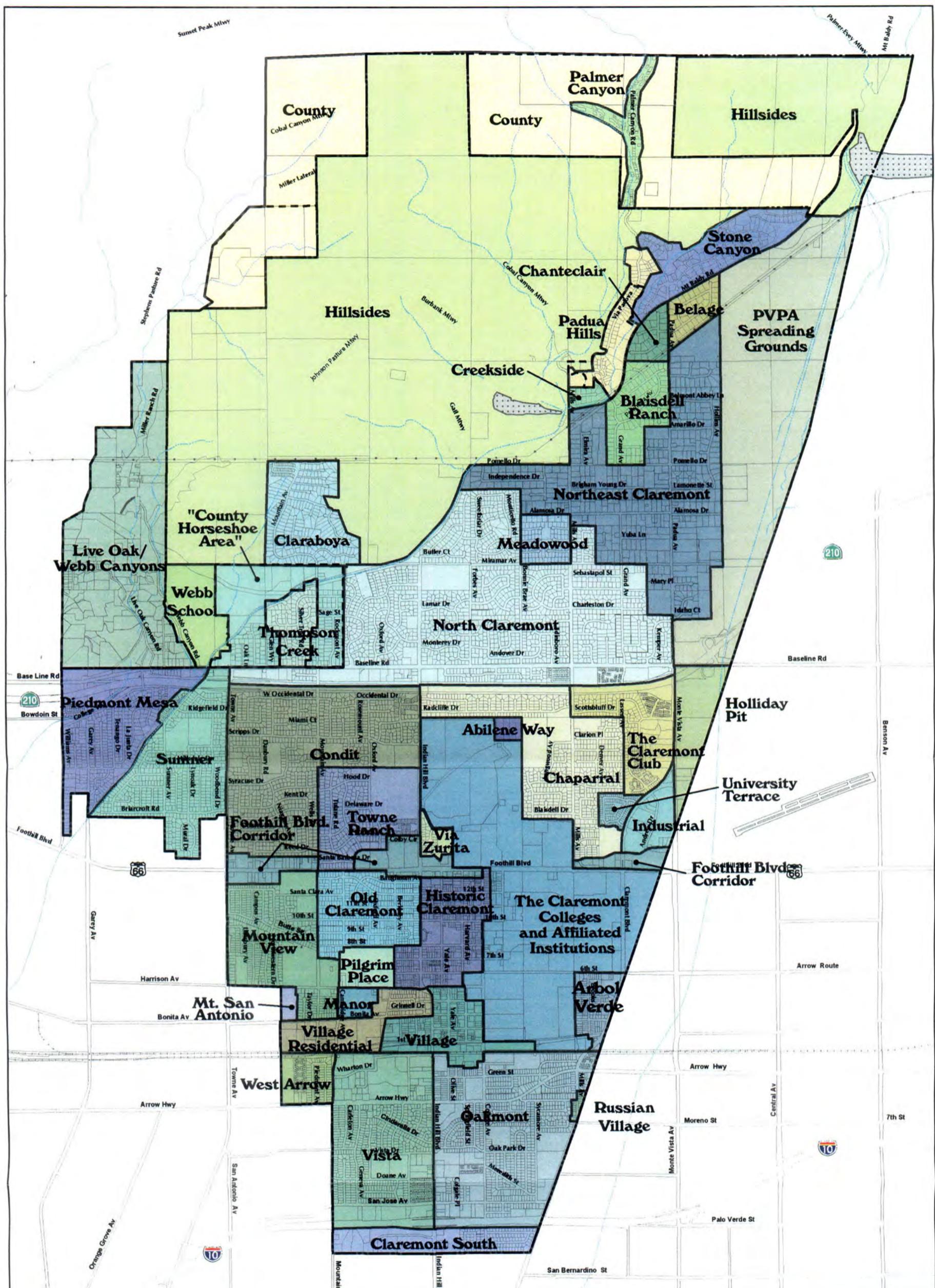
1. Building, structures, or places, including landscaping, are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district; or
2. Structures are associated with historic figures; or
3. Structures represent an architectural type of period and/or represents the work of known architects, draftsmen, or builders; or
4. Structures illustrate the development of California locally and regionally; or
5. Buildings remain in original condition and illustrate a given period; or
6. Structures are unique in design or detail; or
7. Structures serve as examples of a period of style; or
8. Structures contribute to the architectural continuity of the street; or
9. Buildings appear to retain the integrity of their original design fabric.



## Mills Act

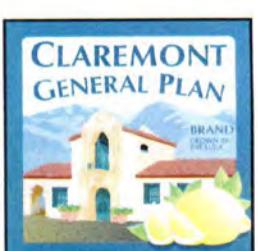
In 1972, California State Senator James Mills introduced a bill, known as the Mills Act, to grant property tax relief to owners of qualified historic properties. The Mills Act is a preservation tool created by the California legislature to encourage the preservation and restoration of historic properties. The act enables cities to enter into historical property agreements with owners of qualifying properties that will result in reductions to the owner's property taxes. The agreements provide a benefit to cities in that they ensure preservation and guarantee authentic rehabilitations and a high level of maintenance of cultural resources important to communities.

Cities are not mandated to approve historical property agreements, and cities have considerable discretion in evaluating requests. In Claremont, the review criteria limit eligibility to residential properties that significantly contribute to the quality, diversity, historical interest, and ambiance of the community; properties that are listed on a national state or local register; and where resources are in danger of demolition or located in proximity to dissimilar uses.



■ NEIGHBORHOODS

— CITY BOUNDARY  
- - - SPHERE OF INFLUENCE



0 0.5 1 1.5 2  
0 0.25 0.5 0.75 1  
MILES KILOMETERS

Figure 2-6  
**Neighborhoods Map**

CLAREMONT GENERAL PLAN

# Celebrating and Preserving Our Neighborhoods

Claremont has many distinct neighborhoods that were developed during different periods of time, each neighborhood having a character of its own in terms of housing styles, development patterns, streetscape design, and building scale and mass. Our business districts also reflect periods of our history, and The Claremont Colleges have carefully planned their campuses to respect the past while providing modern buildings that blend with the stately older buildings. Residents celebrate the uniqueness of their own neighborhoods and respect the desire of others to maintain the qualities that distinguish their surroundings.

In this General Plan, we describe the distinguishing characteristics of each Claremont neighborhood and business district, identified on Figure 2-6. By so doing, we establish the standards and qualities we wish to preserve and against which we will assess new development proposals pursuant to the goals and policies contained in this Element.



**Residential Neighborhoods**

## Abilene Way

**Location:** South of Radcliffe Drive via Abilene Way and adjacent to Rancho Santa Ana Botanic Garden

Abilene Way is one of the smallest neighborhoods in Claremont. A residential neighborhood, it is accessed via a single, unpaved road from Radcliffe Drive. Adding to the rustic character of the neighborhood is the lack of curbs or gutters, and the neighborhood's proximity to Rancho Santa Ana Botanic Garden and the Bernard Field Station. Each single-family residence was developed at a different time, with no single style dominating.



**Neighborhood Vision:** The Abilene Way neighborhood will remain as a unique rural enclave within an urban setting.

## Arbol Verde

**Location:** South of Sixth Street, north of First Street and the Colleges' physical plant, east of Mills Avenue and west of the City's border with Upland and Montclair

The Arbol Verde neighborhood is an important piece of Claremont's heritage. Like many parts of Southern California, much of the residential areas of Claremont were once under restrictive deed covenants. Arbol Verde was one of the few neighborhoods where Mexican-Americans could live in the area. Part of an area better known as the Barrio, the neighborhood was located at the edge of the City and extended east of the San Bernardino County boundary into Upland and Montclair. The area flourished from the 1920s up until 1973, when Claremont Boulevard was constructed through the middle of the neighborhood and Sacred Heart Chapel, the heart of the community, was demolished to accommodate the new road.



Arbol Verde is a single-family, residential neighborhood which includes a park. The area's landscaping is lush, reflecting the age of the development. The homes are predominately single-story with some variations. Homes are arrayed at the perimeter of several short blocks. There are no alleys. The primary residential streets are Brooks and Mills Avenues, connecting the neighborhood to the rest of the City. At

one time, residents could access the portion of the neighborhood east of the County boundary via Blanchard Place, but the completion of Claremont Boulevard isolated the different portions of the neighborhood.

Within Arbol Verde is an interesting historic development known as the Intercultural Homes. Developed in 1947 by the Intercultural Council, the residential area was a radical idea to create an integrated, intercultural living experience in a time of racial segregation. As originally designed, the 12 hand-built International Style homes were arrayed around a common area. Since that time, the common area has been divided among the residences.

**Neighborhood Vision:** Retain the historic character of the neighborhood. Transition of the northern portion of the neighborhood to educational institution uses is appropriate, provided the southern portion is strengthened and preserved, and the homes in the southern portion remain residential and not adapted to other uses.

## Chaparral

**Location:** South of the 210 Freeway, north of Foothill Boulevard, west of the Claremont Club and University Terrace neighborhoods, and east of the college-owned lands north of Foothill Boulevard and Rancho Santa Ana Botanic Garden

At the heart of this residential neighborhood are Chaparral Elementary School and the adjacent Chaparral Park (1976). The neighborhood was developed by Lewis Homes in the 1960s and 1970s. This neighborhood also includes the Brighton Park and Padua Terrace Apartments. The street pattern is a conventional suburban form, with cul-de-sacs feeding collector streets. The homes are set back from the street, with narrow sidewalk along the curb edge. The architectural style is California Ranch, many with the signature Lewis Homes design treatments, and all of the front facades align to a common build-to line.

**Neighborhood Vision:** Generally retain the low-profile character of the structures, and maintain the build-to lines.



## Claraboya/High Point

**Location:** North of Thompson Creek Trail and west of Sycamore Canyon Park

Located within the Claremont hillsides along Mountain Avenue is the Claraboya/High Point neighborhood. This residential neighborhood consists of single-family homes and townhomes. The neighborhood was developed in the early 1960s with an emphasis on providing residents outstanding views of the Pomona Valley and beyond. At one time, a second phase was proposed for additional residential units and a golf course on what is known as Johnson's Pasture.



Access to the neighborhood is restricted to Mountain Avenue. The street pattern is a series of terraced setbacks with single-loaded streets. The homes are on the downhill side and help facilitate the unobstructed views. In the single-family area, the north-south streets – including Mountain Avenue, San Andres Way, and San Angelo Drive – are double-loaded, with many of the homes having views of the surrounding open space. The homes are set close to the street edge with minimal front yards and no sidewalks. The homes are generally single story with attached garages.

At the northern end of Mountain Avenue are three rows of townhomes in the High Point complex. Similar to other parts of the Claraboya neighborhood, the buildings are terraced into the hillside. Access is provided by single-loaded streets on the upslope, with entryways and garages along the street. There are no setbacks or sidewalks. Beyond the entryways, each residential unit has unobstructed views. In 2003, 15 homes in the Claraboya/High Point neighborhood were destroyed and others damaged by the Grand Prix fire.

### **Neighborhood Vision:**

The key for the future is to allow rebuilding and remodeling without changing the overall character of the neighborhood, impacting views, or having development encroach onto slopes.

## The Claremont Club

**Location:** South of the 210 Freeway, north of Claremont Boulevard, west of Monte Vista Avenue, and east of the Chaparral neighborhood

In 1972, Stanley Clark purchased 100 acres along the eastern border of Claremont to establish The Claremont Tennis Club. The project was an immediate success, and by the 1980s, the club had expanded to a total of 29 tennis courts, racquetball courts, and two pools, including a recreational pool and an Olympic-size pool. The expansion also added a childcare center, a conditioning room, an aerobics room, and a health club facility. The added amenities led the Club to change its name to The Claremont Club. In 1980 and 1981, the residential units around the Club were built. The Claremont Club continues to expand its facilities with such features as a day spa, a salon, and other recreational activities.

The residential neighborhood is unlike anything else in Claremont. The neighborhood includes two townhome complexes and a condominium complex, plus several groups of single-family units. The single-family homes south of the 210 Freeway, stretching from Scottsbluff Drive and including Lindenwood Drive and Shenandoah Drive, are arranged around cul-de-sacs. These homes have moderate setbacks, sidewalks, and are architecturally dominated by garage doors. The townhomes are within a park-like setting, with pathways connecting the front of the units and the garages aligned within alleys. Three small parks serve residents in the area.

### **Neighborhood Vision:**

The townhomes and condominiums offer options for home ownership without the need for extensive yard maintenance, and any future changes to these units should respect the existing densities and high-quality design features. The single-family homes should retain a low-scale profile.



## Claremont Colleges and Affiliated Institutions

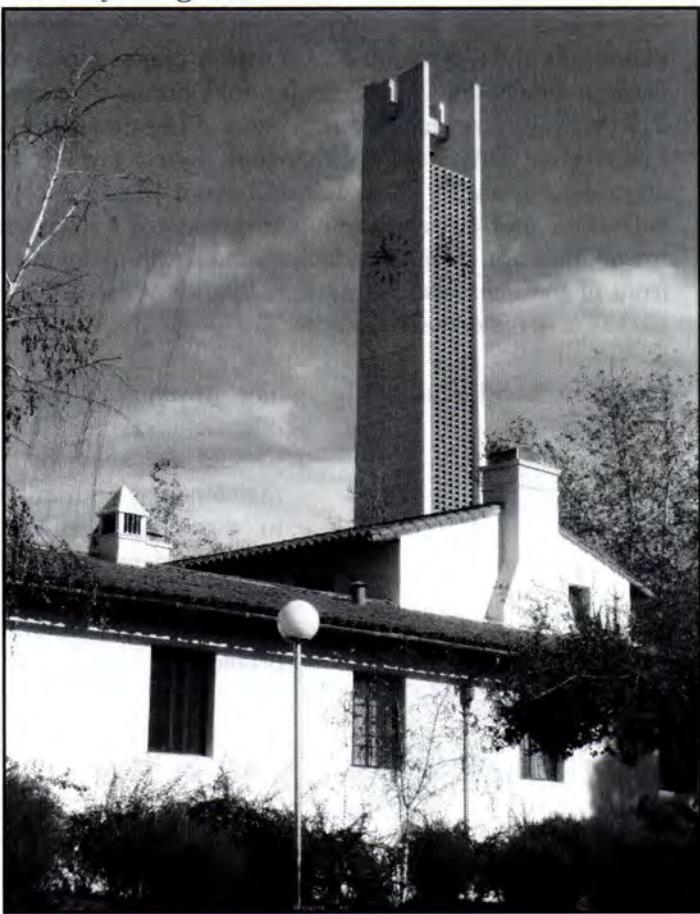
**Location:** Generally located east of Indian Hill Boulevard and Historic Claremont, north of the Santa Fe Railroad tracks, west of the San Bernardino County boundary, north and south of Foothill Boulevard

The Claremont Colleges is a consortium composed of five undergraduate institutions, two graduate institutions, and an organization that manages the shared facilities.<sup>7</sup> The Colleges provide a wealth of attention to students in a small college setting, along with combined resources equal to those of large universities. Benefits that The Colleges bring to the community include a significant employment base, arts and cultural offerings available to the entire community, and opportunities for life-long learning. The individual institutions and some of the resources The Colleges provide to the community are described in Chapter 5.

The unique collection of buildings that comprise The Colleges contribute to the City's character and identity. An excellent survey of distinct structures at The Colleges is contained in Judy Wright's *Claremont: A Pictorial History*. The structures should be preserved to continue to benefit the City and its residents.

The non-profit status of The Colleges prohibits them from using the state and federal tax credits available for restoration of historic buildings, which sometimes discourages preservation work because of the prohibitive costs of restoration and maintenance. Fortunately, The Colleges and the City have worked together to ensure that the highest standards of architectural integrity are maintained. Although this requires coordination and collaboration, the net result is an outstanding collection of buildings that respect each other and are greater than the sum of their parts.

Taking the long view and consistent with the mission to expand educational and research opportunities, The Colleges have reserved land for future growth and new institutions that complement the established schools. The Claremont University Consortium, the organization that manages lands for future use, has acquired properties for such future educational and related uses. Along Foothill Boulevard, college properties reserved for future growth and new institutions include an



<sup>7</sup> This describes the composition of The Colleges as of 2005.

## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

abandoned quarry site at the far east of town, the land currently being used as the Bernard Field Station, and the site of the Claremont Golf Course.

Community concerns, such as traffic circulation and management, impacts on the local infrastructure, the relationship between the institutional uses and adjacent (especially neighborhood) uses, and other community issues, must be addressed if development is proposed. In addition, the designs of the institutional properties must be carefully planned to continue Claremont's legacy of excellent urban design.

### **Neighborhood Vision:**

The City will encourage all uses within the Institutional land use designation to prepare master plans that detail long-range planning and development objectives and standards for the institutions. Such master plans should ensure maintenance of Claremont's architectural and urban design legacy.

## The Claremont Manor

**Location:** North of Bonita Avenue, south of Harrison Avenue, west of Berkeley Avenue, and east of Cambridge Avenue

Claremont has developed a reputation as a wonderful place to retire. The Claremont Manor is an example of one such outstanding retirement community. Established in 1949 by Lee Pitzer as a gift for his ailing wife, the Claremont Manor was developed by Pacific Homes. The facility offers all levels of housing and care, ranging from cottages and apartments for fully mobile residents to assisted-living professional services.

At the center of the community is a large H-shaped, multi-story complex with offices, apartments, and other community facilities. Surrounding the main building are the cottages. The neighborhood is screened from the surrounding area by lush landscaping. The site layout is internally focused. The primary entrance is off of Harrison Avenue.

### **Neighborhood Vision:**

The Claremont Manor will continue to thrive in the form described above.



## Claremont South

**Location:** South of the 10 Freeway, north of the City's border with Pomona along American Avenue, east of the Pomona border along Mountain Avenue, and west of the City's border with Montclair

Best known as home to the Claremont Auto Center, Claremont South is a neighborhood south of the 10 Freeway. In 1954, when the freeway was extended into Claremont, the area was sparsely populated. Since completion of the freeway, a small neighborhood of single-family tract homes, a motel, general commercial uses, and the auto center have been developed.



The neighborhood is characterized by single-story, ranch-style homes with wide driveways and attached garages. As seen from the street, few of the homes have been substantially remodeled. The public realm of the Drake Street/Wayne Street area is defined by streets with raised curbs, drained by inlets, and narrow sidewalks separated from vehicular lanes by a narrow, contiguous parkway. Street trees are planted at regular intervals. Sidewalks along Bryn Mawr Road and Brown Drive do not have a parkway and are directly at the curb.

Commercial uses and the Claremont Auto Center (1986) dominate the western portion of Claremont South. Landscaping is minimal, and there is only one point of access to the center. However, shop owners, merchants, and commercial operators are constantly upgrading their facilities and over time, the center's aesthetics will be improved. The center also includes non-automotive uses such as a supermarket that serves residents in the southern portion of Claremont and Pomona.

### Neighborhood Vision:

The visual quality of all commercial properties should continue to be upgraded over time, as this presents a gateway impression of Claremont to freeway travelers. The residential neighborhoods will retain their low-profile suburban scale, with further investment encouraged to provide a healthy housing stock.

## Condit

**Location:** South of the 210 Freeway, north of Foothill Boulevard, west of Indian Hill Boulevard, and east of Towne Avenue. The areas south and west of Claremont High School, near Mountain Avenue, are part of the Towne Ranch neighborhood (see below)

Developed by Lewis Homes in the 1960s and 1970s, Condit is a large suburban, single-family district centered around Condit Elementary School. Other public amenities include the Alexander Hughes Community Center (an adaptive reuse of an elementary school) and Cahuilla Park (1971), Claremont's largest developed park. The area is characterized by suburban development with long blocks and cul-de-sacs, with a level of connection superior to most developments of the time period. The homes are a mix of single- and two-story units. Sidewalks are along the curb edge, and the lots feature deep setbacks.



**Neighborhood Vision:** Generally retain the low-profile character of the structures, and maintain the deep setbacks.

## The Hillsides

**Location:** Generally north of the northernmost extent of urban development in the City

For many residents and visitors, Claremont's hillsides are an integral part of the community's image and identity. They provide a stunning visual backdrop, an environmental sanctuary, and a recreational resource. Much of the hillsides have already been restricted from development through a combination of land acquisitions and unique zoning standards. At the heart of the hillsides is the Wilderness Park, established in 1997. Over the years, the park has grown to over 1,600 acres. To encourage preservation of view corridors, housing will be restricted to clusters, and projects must retain ample open space. To provide balance, the City offers development credits to property owners.



**Neighborhood Vision:** The City will continue to implement the Hillside Ordinance as it pertains to this area.

## Historic Claremont District

**Location:** Includes the area east of Indian Hill Boulevard generally bounded by Foothill Boulevard, College Avenue, and Harrison Avenue; and the area west of Indian Hill Boulevard bounded by Eighth Street, Berkeley Avenue, and Harrison Avenue

One of the defining features for Claremont is the City's commitment to historic preservation. This commitment can be seen throughout the Historic Claremont District. The Historic Claremont District, established at the turn of the twentieth century, is one of Claremont's oldest neighborhoods. The homes were constructed between the 1890s and 1940s. Its designation as a separate zoning district and the district's restrictions require infill development that is compatible with surrounding development. This district includes Sycamore School, Claremont's oldest elementary school, and Memorial Park, the City's central park.



The neighborhood streets are based on a grid system. This is in contrast to most of the residential areas within the City, which tend to follow a post-1960s suburban roadway pattern of cul-de-sacs and collectors. The district takes full advantage of its location near The Claremont Colleges and The Village. The area features high-quality homes of various architectural styles, including Victorian, Spanish Colonial Revival, and Craftsman. Not only does the diversity of architectural styles provide visual interest, the variety of scale makes for a very pleasant pedestrian experience as one travels along the tree-lined sidewalks. For example, one can find a large house on the corner and a small house at mid-block. All new additions are reviewed by the Architectural Commission for compatibility with the surrounding development.

The land use is primarily single-family residential. However, the neighborhood contains examples of multi-family dwelling units that were built prior to 1970, after which time multiple-family housing was not allowed. Another feature is the large number of guest houses (second units) constructed before strict regulations for second units were first adopted in 1985.

**Neighborhood Vision:**

Retain the historic character of the District, respecting the varied styles. Require that additions to existing residential structures conform to design criteria for Historical Claremont as set forth in the Land Use and Development Code. Demolitions by tear down or by

neglect are strongly discouraged, as are major renovations or additions that destroy existing character-defining features of homes in the neighborhood. Protect the residential housing stock and residential character from intrusions by commercial or institutional neighbors.

## Meadowood

**Location:** North of Miramar Avenue, south of Alamosa Drive, west of Mills Avenue, and east of Bonnie Brae Avenue

The site plan for Meadowood is unique among Claremont's neighborhoods. This small residential area is tucked between the North Claremont and Northeast Claremont neighborhoods. At the heart of the neighborhood is a common open space that includes such amenities as pathways, tennis courts, and a pool. The detached one- and two-story, single-family homes are aligned around cul-de-sacs that lead out to streets along the neighborhood's edge. The combination of open space and short blocks makes this one of the most pedestrian-friendly areas north of Base Line Road.

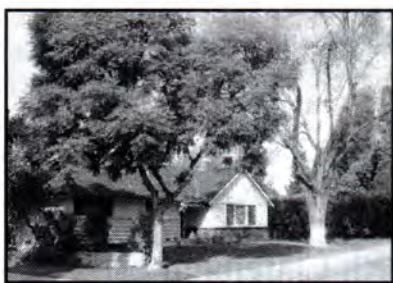


**Neighborhood Vision:** Maintain the neighborhood character. Provide that additions respect the character of the development.

## Mountain View

**Location:** South of Foothill Boulevard, west of Mountain Avenue, east of Towne Avenue. The neighborhood includes the residential areas around Larkin Park, with the exception of the Mt. San Antonio Gardens, Pilgrim Place, and Claremont Manor retirement communities.

Just south of Foothill Boulevard is the neighborhood of Mountain View. Named after Mountain View Elementary School, the neighborhood is also home to the City's only middle school, El Roble (1956), and the Foothill Country Day private school (1954). The number of two-story homes makes Mountain View stand out compared to the Vista, Oakmont and Claremont South neighborhoods. The street network is typical suburban form with long streets, cul-de-sacs, no alleys, and sidewalks directly on the curb. Butte Street crosses diagonally through the community and links Eighth Street, Towne Avenue, and Mountain Avenue together. There



is only one connection to the historic grid of Claremont at Tenth Street. The neighborhood lacks pedestrian connections to the retailers and businesses north along Foothill Boulevard.

The streetscape consists of raised curbs drained by inlets and narrow sidewalks along the street edge. The homes are set back from the street and feature attached garages. At the center of the neighborhood are several large water tanks owned by the City of Pomona, which serve Pomona Valley Hospital.



**Neighborhood Vision:**

Allow for two-story homes consistent in scale with the original subdivision character. Discourage encroachment of institutional uses into single-family residential areas.

## Mt. San Antonio Gardens

**Location:** Harrison Avenue and Towne Avenue

Another one of Claremont's retirement communities is Mt. San Antonio Gardens. This 30-acre retirement community extends over the border between Claremont and Pomona. Only a small portion is in Claremont, on Taylor Drive to Harrison Avenue. The gated community serves residents through all phases of senior life, including both assisted and nursing care. The facility contains a social center and a wellness center.



**Neighborhood Vision:**

Preserve the low-intensity scale of the community, and work with the City of Pomona to prepare a master plan that will address planned new facilities and future property acquisitions, as well as the community's interface with surrounding neighbors.

## North Claremont

**Location:** South of the Hillsides and the Northeast Claremont neighborhoods north of Base Line Road, west of the PVPA spreading grounds, and east of Thompson Creek



## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

One of the City's largest residential neighborhoods, North Claremont was developed mostly in the 1970s primarily by two development companies: Armstrong and Rosemount. In addition, some of the development was completed by Lewis Homes. The result is a single-family, suburban subdivision of winding streets, cul-de-sacs, and larger lots. The one- and two-story Santa Fe and Ranch style homes are set back from the street, and connected by a network of sidewalks and trails. The Thompson Creek Recreation Trail forms the neighborhood's northern edge. The community is well served by a number of public amenities, including La Puerta Sports Park (1982), Jaeger Park (1978), Vail Park (1982), and the private Western Christian Elementary School. Claremont Unified School District has considered reactivating the unused La Puerta Elementary School site into an operational facility.



### **Neighborhood Vision:**

Preserve the open feeling on these large lots. Maintain historic setback lines, and ensure that home additions or new construction respect the dominant architectural styles and scale.

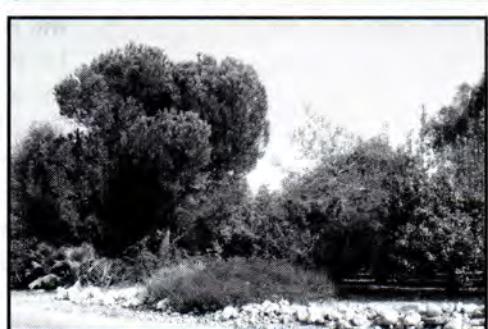
## Northeast Claremont

**Location:** North of 210 Freeway and north and east of North Claremont, south of Mt. Baldy Road and Padua Hills, west of the PVPA spreading grounds

Northeast Claremont was one area of focus for the 1981 General Plan, and since 1981, considerable discussion has occurred regarding the appropriate intensity and density of development for this area. In 1987, the City adopted a zoning designation of "Rural Claremont" and specific design guidelines that apply to this area. The guidelines encourage use of local materials such as rock walls, citrus groves, and minimal lighting, and call for maintaining mountain vistas. Rock swales are used instead of curbs and gutters.



Northeast Claremont has changed significantly from when it was initially designated "Rural Claremont." Executive homes, ranging in size from modest to very large and in a variety of architectural styles, now dominate the area. As the area has developed, distinct sub-neighborhoods were created.



### **Blaisdell Ranch**

Blaisdell Ranch was subdivided prior to 1987 as ready-to-build lots. For the most part, the homes were individually built and vary in architectural style. The lots and home sizes tend to be smaller than others in Northeast Claremont. Central to the neighborhood is a privately owned park, Blaisdell Preserve. As part of an agreement between the Blaisdell Homeowners Association and the City, the



preserve is available for public use, and the City pays one-quarter of the maintenance costs for the preserve.

### **Belage and Chanteclair**

These two very similar neighborhoods consist of large executive homes. The neighborhoods have a special overlay zoning and were planned as a Residential Unit Development, with use and development standards specific to these tracts. They were developer-built housing, and each neighborhood has a unifying design theme. Rolled curbs instead of rock swales and concrete sidewalks are on one side of the street. As a condition of approval to meet future recreational needs for the two tracts, the developer dedicated the 22-acre Padua Avenue Park site to the City.



### **Creekside Estates**

Creekside Estates, located on east side of Mills Avenue approximately 500 feet north of Mt. Baldy Road, was approved in 1998 as a 12-lot residential subdivision and a Residential Unit Development with specific development standards. The subdivision also included one lot dedicated to the City for park/open space purposes and two open space lots retained by the homeowners association. The unifying design features for these 12 homes include: rolled curbs with rock swales and parking bays; roof materials made of clay, concrete, or slate; and roof colors limited to brown, gray, or black, or conventional shades of red clay tile. The homes have at least 2,500 square feet of area (inclusive of attached garage) and can not be any larger than 6,400 square feet in area (inclusive of attached garages). The homes must also have at least one Mesa Oak or Valley Oak in the front yard landscaping.



### **Neighborhood Visions:**

To recognize the changes that have occurred within Northeast Claremont, the name of the zoning district should be changed from "Rural Claremont" to a name more reflective of the established character. The development standards and design guidelines for the area need to be reviewed and amended to address the concerns of residents, including constrained accessibility, appropriateness and incompleteness of public improvements, and street lighting. The City will need to work with residents to resolve these issues, as no consensus has developed on how to address these concerns. Critical to any discussion will be the issue of funding, as the cost of improvements must not unfairly be placed upon the rest of Claremont.

## Oakmont

**Location:** South of the Santa Fe Railroad tracks, north of the 10 Freeway, east of College Avenue, and west of the City's border with Montclair. Excludes the Russian Village neighborhood.

One of the earliest large-scale, suburban developments in Claremont is the neighborhood of Oakmont. At the heart of the Oakmont neighborhood is Oakmont Elementary School (1950). The area is well served by Blaisdell Park (1964), College Park (1965), and the adjoining Pooch Park (1996). Other neighborhood amenities include San Antonio High School and the Claremont Adult School. Although many of the single-family, ranch-style homes remain in their original configuration, a trend that began in the 1990s has resulted in several second-story additions. The Peppertree shopping center and a high-density residential project are also located at the edge of this neighborhood. Maintaining the overall neighborhood character will be a critical issue.

The street pattern is characterized by typical suburban development with cul-de-sacs and connections to the surrounding neighborhoods, including Vista. Along the major streets, the pedestrian experience is enhanced by a narrow planter with trees that separates walkways from the street. The other streets only feature a sidewalk directly along the curb.

**Neighborhood Vision:**

Allow for second-story additions and new construction where such construction retains the relatively low-scale development form that characterizes the neighborhood. Make Arrow Highway more walkable, maintain a coordinated street tree planting program for public rights-of-way, and encourage the planting of front yard trees where no parkways exist. Encourage on-going maintenance and/or redevelopment of commercial and high-density residential properties.



## Old Claremont

**Location:** South of Foothill Boulevard, north of Eighth Street, west of Indian Hill Boulevard, and east of Mountain Avenue

Old Claremont was developed as the City's first major residential expansion following the development of the Historic Claremont District. Built



primarily between the 1920s and early 1950s, the neighborhood features many structures that are listed on the City's Historic Register. Consistent with Claremont's historic grid, the Old Claremont neighborhood is compact and connected to Historic Claremont and The Village. In most of Old Claremont, pedestrian access is provided by narrow sidewalks. The homes are set back from the street, with garages and accessory buildings typically accessed by alleyways. The structures are primarily single-story, with many fine examples of contemporary, post-war construction and design.

Within Old Claremont is a small residential area known as University Circle. This development was built between 1938 and 1951. The homes feature minimal setbacks and lot areas that are less than 5,000 square feet. Most of the homes within University Circle share a common architectural language.

### **Neighborhood Vision:**

Require that additions and new construction retain the established historic architectural styles and patterns of development. Strongly discourage the addition of front driveways where existing access to garages is provided, or can be provided, from alleyways.

## Piedmont Mesa

**Location:** South of Base Line Road, north and west of the Thompson Creek Trail, and east of the boundary with Pomona

Located atop the Scanlon Mesa, Piedmont Mesa was, at one time, the Town of Piedmont and the original location proposed for Pomona College, the first of The Claremont Colleges. Much of this single-family residential neighborhood was



developed after World War II. As such, the street pattern is typical of post-war suburban developments with winding streets and long cul-de-sacs. There are very few sidewalks and little connectivity between the various sub-areas within the neighborhood. Connectivity between Piedmont Mesa and the rest of the City is severed by Thompson Creek. Some of the older areas feature alleys. There are also a few units on very small lots located adjacent to the 210 Freeway. The neighborhood shares a border with the cities of Pomona and La Verne.



**Neighborhood Vision:**

Improve pedestrian connectivity within the neighborhood and to surrounding areas. Ensure that new construction enhances and adds to the low-scale neighborhood character.

## Pilgrim Place

**Location:** North of Harrison Avenue, south of Eighth Street, west of Berkeley Avenue, and east of Cambridge Avenue

Another example of Claremont's retirement communities is Pilgrim Place. Founded in 1924 as the Claremont Missionary Home, the 33-acre community is home to 330 Christian leaders who have served a minimum of 20 years as missionaries, ministers, teachers of religion, and other religious professionals, as well as YMCA/YWCA and denominational executives. The goal is for the residents to continue their pilgrimage of Christian faith and service to others.



An outstanding example of urban residential design, this intimate community of small cottages and attached units surrounds a community complex and gathering place. The community is well marked with ceremonial gateways. The street pattern departs from the surrounding grid; winding around the neighborhood, framing the community complex at the center, and providing for a pleasant pedestrian experience. The residential units were built by different builders, but the community conforms to a basic set of architectural standards that result in a cohesive neighborhood.

**Neighborhood Vision:**

Allow for continued development and enhancement of Pilgrim Place consistent with the existing campus. Encourage the retention of the original buildings in the complex, and discourage the expansion of the institution into adjacent residential neighborhoods.

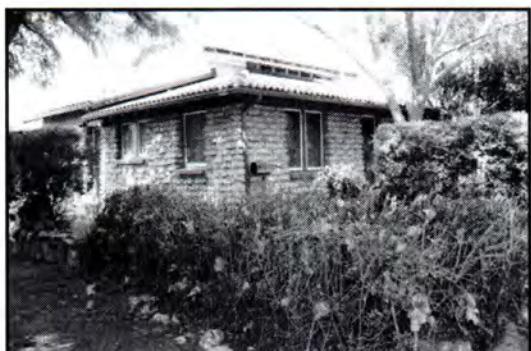
## Russian Village

**Location:** Mills Avenue south of Cucamonga Avenue, north and west of Montclair City limits, and east of Oakmont neighborhood



An excellent example of Folk Architecture and listed on the National Register of Historic Places in 1979, Russian Village is the vision of one man, Konstany Stys. The neighborhood was

established in 1923. At that time, 14 homes were built, mostly by hand. Each home shares a common architectural vocabulary using large fieldstones, roofs with tiles, low stone boundary walls, and iron gates. There is ample use of recycled materials such as rubble and left-over construction materials. The public realm is enhanced by the use of large stones outlining the walking paths along both sides of the street. These stones define the curbs and walkways. The unique character of the neighborhood was preserved when it was left out of the Mills Avenue widening project. Mills Avenue narrows from four lanes to two as it approaches the neighborhood, and right-of-way has been preserved as a bicycle path. The landscaping features a generous canopy of elm trees with deep setbacks and lush plantings.



### **Neighborhood Vision:**

Retain the unique character of this neighborhood by requiring that any public realm improvements and new construction respect the character of the historic homes and pattern of development from original 1923 design.

## Stone Canyon

**Location:** North of Mt. Baldy Road, east and west of Padua Avenue

As the first project implementing the City's Hillside Ordinance, the Stone Canyon development created the opportunity to preserve over 1,200 acres of hillside property by clustering the permitted development credits from the hillside property onto this 113-acre site immediately adjacent to Padua Avenue. Developed under a Specific Plan, the developer-built luxury homes are a complementary mix of Mission, Spanish Colonial, and Monterey styles. The preserved hillside property was the beginning of the City's Wilderness Park.



**Neighborhood Vision:**

Ensure completion of the Stone Canyon Master Landscape Plan for re-vegetating the area, ensuring that Stone Canyon blends into its foothill background and historical context.

## Sumner

**Location:** South and east of the Thompson Creek Trail, north of Foothill Boulevard, and west of Towne Avenue

Adjacent to Piedmont Mesa, Sumner is another example of the post-World War II subdivisions in Claremont. The neighborhood is centered on Sumner Elementary School, the Danbury School for the Orthopedically Handicapped, and Griffith Park (1961). Similar in character to the Vista neighborhood (see below), the single-family homes are single-story California Ranch style. The street pattern consists of long and wide streets with cul-de-sacs. Sidewalks are narrow and at the raised curb edge.



**Neighborhood Vision:**

Retain the character of homes in the neighborhood, and ensure that new construction respects the Ranch style.

## Thompson Creek

**Location:** North of Base Line Road along Silver Tree Road, west of Mountain Avenue

This neighborhood consists of a small enclave of larger, single-family homes surrounded on three sides by unincorporated Los Angeles County. The homes are sited around a number of cul-de-sacs, and lot sizes are generous. Access to surrounding areas is limited.



**Neighborhood Vision:** Maintain the large-lot development pattern and low-scale character.

## Towne Ranch

**Location:** Adjacent to Claremont High School, north of Foothill Boulevard, west of Indian Hill Boulevard, and east of Mountain Avenue

Towne Ranch was one of the first subdivisions built in Claremont following World War II. The custom-lot subdivision was developed by long-time property owner Stuart Towne. His goal was to attract a diverse population with a mix of quality homes and reasonable prices. The neighborhood represents a link between the custom homes of pre-war days and the suburban pattern that characterizes much of Claremont today. The winding streets and cul-de-sacs provide access to large, custom-built, single-family homes. Accessibility is hampered by a lack of sidewalks throughout much of the neighborhood.



**Neighborhood Vision:** Ensure that changes to existing homes are sensitive to the diverse mix of architectural styles and treatments in the neighborhood.

## University Terrace

**Location:** West of Claremont Boulevard and accessed via Windham Drive and Earlham Drive

Located just west of Claremont Boulevard, University Terrace takes advantage of its location near The Claremont Colleges. The neighborhood included the first attached, single-family homes in Claremont. The site plan for the development was designed to enhance the pedestrian experience. The homes face inward towards common open space, and a network of walking paths connect to a community center and



## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

swimming pool. The homes are built to the property line on one side, with garage doors dominating the street view.

**Neighborhood Vision:** Retain the pedestrian amenities and open spaces in the neighborhood.

### Via Zurita

**Location:** North of Foothill Boulevard, east of Indian Hill Boulevard, and south and west of the golf course and Rancho Santa Ana Botanic Garden

Via Zurita is a small residential neighborhood west of the Claremont School of Theology and Rancho Santa Ana Botanic Garden. The area was developed in the 1930s on land owned by Scripps College (part of the Scripps Trust Land). Many of the original owners were college faculty. The neighborhood is named after its defining feature: a traffic circle along Via Zurita. Its location near Foothill Boulevard will encourage pedestrian activity as Foothill makes the transition to a broader mix of commercial and residential uses.



**Neighborhood Vision:** Preserve eclectic styles of homes and uniqueness of the neighborhood while allowing for home improvements and reinvestments.

### The Village

**Location:** North of the Santa Fe Railroad tracks, west of College Avenue, east of Cambridge, south of Bonita Avenue, (west of Indian Hill) and Harrison Avenue (east of Indian Hill Boulevard)

The Village is Claremont's central business district. First platted in 1889, The Village has become one of Claremont's most beloved public spaces and home to many of the City's most distinguished buildings, including City Hall, the Santa Fe Depot, and the U.S. Post Office.



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The physical design of the district east of Indian Hill Boulevard was established by the 1987 *Village Design Plan*, which stated that the City should enhance the "pedestrian nature of the district, maintain the views of the San Gabriel mountains, provide for mature trees, rock curbs, significant buildings, and their pattern, rhythm, scale and relationship to one another and the street". Building heights are limited to 40 feet, and many structures are only one story. Most buildings have no setback from the sidewalk, helping to contribute to the well-defined and distinct outdoor room effect along the streets. The addition of street furniture and sidewalk cafes has enhanced the pedestrian experience.



Several large commercial structures located along the railroad tracks do not share the same high level of architectural integrity found within the rest of The Village. These buildings along First Street have much larger mass than the surrounding buildings, and the retail uses are depressed slightly below grade and set back from the street.

Several older homes within The Village have been built north of Bonita Avenue along Harvard and Harrison Avenues. The preservation and/or adaptive reuse of these homes is encouraged.



Development within The Village is reviewed by the Architectural Commission. Much of the area is required to conform to the *Claremont Village Design Plan*. The pattern of buildings and streets establishes a rhythm, scale,

and relationship that are greater than the sum of its parts. As The Village has expanded west across Indian Hill Boulevard, opportunities have increased to enhance pedestrian activity within and beyond Claremont's core.



Historically, the area west of Indian Hill was the heart of Claremont's citrus industry. Farmers would bring their goods to the packing houses to be shipped by rail to destinations throughout the United States and around the world.

By the mid-1970s, the citrus industry had moved out of Claremont and the industrial area did not attract new businesses. By the early 1990s, the City recognized that The Village would have to grow if it were to remain economically competitive in the region. Constrained on the east by The Colleges, on the north by residential areas, and south by the railroad tracks, the only way to meet this need was to expand across Indian Hill Boulevard. In January 2001, the City Council adopted the *Village Expansion Specific Plan* with the goal to encourage retail and commercial uses that were



## LAND USE, COMMUNITY CHARACTER, AND HERITAGE PRESERVATION ELEMENT

currently not available in Claremont. Some of those uses include regional retail stores that would be more attractive to college students and residents, a hotel, multi-family housing, and a cinema. The design intent is to preserve the intimate, walkable character of The Village while providing larger commercial spaces that are desirable to regional and national retailers.

Key projects for The Village are adaptive reuse of the College Heights Lemon packing house, construction of a parking structure to support new businesses, and new residences at varying densities.

**Neighborhood Vision:** Maintain the traditional role of The Village as a place where people meet, and preserve the character of The Village which is derived from its pedestrian nature and elements such as mature trees, rock curbs, and the pattern, rhythm, scale, and relationship of its buildings. Continue to implement *The Village Design Plan*, as it may be amended from time to time. Ensure that new development will complement the traditional development in The Village and surrounding neighborhoods.

## Village Residential

**Location:** North of the Santa Fe Railroad tracks, south of Harrison, west of The Village, and east of Cambridge Avenue

The Village Residential neighborhood consists of several residential complexes of various styles, heights, and unit types, and is home to hundreds of Claremont residents. Apartments include courtyard structures, long houses arranged around common areas, and units oriented toward the street with parking at the rear. The newer condominium and townhomes have multiple stories. Neighborhood assets include Our Lady of the Assumption Catholic Church and private school (K-8).



With its location near The Village and within easy walking distance of The Village and the Metrolink/Gold Line train depot, The Village Residential area represents an opportunity to link multi-family housing with nearby community services, retail, and regional transportation.

**Neighborhood Vision:** Allow for enhancement and/or redevelopment of multi-family residential areas consistent with General Plan density limits.

## Vista

**Location:** South of the Santa Fe Railroad tracks, north of the 10 Freeway, east of Cambridge Avenue, and west of Indian Hill Boulevard



Vista represents another of Claremont's early, post-war suburban subdivisions, and has been Claremont's most dense and ethnically diverse neighborhood. The heart of the neighborhood is the 12-acre Vista Del Valle Elementary School (1953) and adjacent Stuart Wheeler Park (1957).

The neighborhood includes a blend of smaller, single-family apartments along San Jose Avenue, with adjacent auto-oriented retail and restaurant uses. Rancho San Jose Park and Wheeler Park serve the needs of residents at the southern edge of the district. The neighborhood contains one residential structure listed on the City Register.

Within Vista is an area well known by Claremonters as the Cinderella Tract. Developed by Lewis Homes in the 1950s, the urban form is conventional suburban development with many properties facing single-access streets terminating in cul-de-sacs.

Other land uses include a business park, with office and light industrial uses, and the Keck Graduate Institute. With Gold Line light rail service, properties nearest the train station have the potential to support more intense, pedestrian- and transit-oriented development.



### **Neighborhood Vision:**

Encourage on-going maintenance and enhancement of single-family residential properties while maintaining the low-scale character of the Cinderella residential area. Allow for enhancement and redevelopment of commercial, industrial, and educational properties that complement the residential areas, and which are consistent with General Plan intensity and density limits.

## Webb Schools

**Location:** North of Base Line Road and east of Webb Canyon Road

The Webb School is a private school founded in 1922. The school was originally an all-boys school. In 1981, the demand for a high-quality girl's school was recognized, and the Vivian Webb School for Girls was founded. Today, students are placed in single gender classes for the freshman and sophomore years, with full integration thereafter. More than 70 percent of Webb School students live on the compact campus that is surrounded by open space.

The Mission-style Vivian Webb Chapel (1944) is the campus signature building. Designed by founder Thompson Webb, the chapel was assembled from hand-made adobe bricks. It reflects the best design qualities of the California missions.



**Neighborhood Vision:** Maintain the character of the existing campus.

## West Arrow (Piedmont and Princeton Drives, Marywood Condominiums, Claremont Village Commons)

**Location:** North of Arrow Highway, south of the Santa Fe Railroad tracks, west of Cambridge Avenue, and east of the City's boundary with Pomona

This eclectic neighborhood is comprised of four developments that stretch from Arrow Highway to the south side of the railroad tracks. Each was developed independently, and not all are interconnected.



The first development is a residential area along Piedmont and Princeton Drives that features ranch-style homes arranged around a loop road. The second development is the Marywood complex, in which a number of modest-sized condominiums are arranged around courtyards and connected by walking paths. The third development is south of the Marywood complex and includes a group of single-family homes arranged along two sides of a common driveway. The fourth development area is the Claremont Village Commons, which is auto oriented, with narrow pathways leading to the dwelling entrances.

**Neighborhood Vision:** Maintain the character of each development, support a high level of maintenance in the properties, provide services at a level equal to that given to other neighborhoods, and involve residents in City programs and activities.

## Unincorporated/Sphere of Influence Neighborhoods

Each of the neighborhoods described below is located within unincorporated Los Angeles County. Until such time as these areas become part of the City of Claremont, they will continue to receive services from Los Angeles County (e.g., law enforcement from the Los Angeles County Sheriff's Department, trash pick-up from a private vendor, land use and building permits from the Regional Planning Department) and be governed/represented by the Los Angeles Board of Supervisors. (As of 2006, these areas were represented by the Fifth District Supervisor.)

### Live Oak Canyon

Live Oak Canyon is the most westerly neighborhood within the Claremont sphere of influence. The neighborhood extends north of Base Line Road, up to the Brassie Lane development in La Verne. The Webb Canyon neighborhood forms the easterly boundary, and the City of La Verne forms the westerly boundary. This area has a very eclectic mix of lot sizes, house sizes, and architectural styles. Very modest individual homes mix with large family compounds that have multiple structures. One such compound dominates this neighborhood. Some of the properties within this neighborhood receive water and/or sewer service from the City of La Verne. In 1989, the cities of Claremont and La Verne adopted a Memorandum of Understanding (MOU) to cooperate in planning, annexations matters, and the provision of municipal services for this area. The pre-annexation General Plan and zoning designations for this area are Hillside Residential Overlay, and Hillside Slope Density 2, and Slope Density 3.



## Padua Hills/Palmer Canyon

In the fall of 1928, a group of people (Padua Hills, Incorporated) interested in saving the foothills bought about 2,200 acres of land in the Claremont Hillsides. They decided to subdivide the land and construct a community center and theatre for the area. They hoped that the "residents would be a mix of artists, writers, craftsmen, rich or poor in money, with the education, background and appreciation that would enable them to enjoy homes at Padua Hills."<sup>8</sup> The Padua Hills residential neighborhood has historic significance due to its relationship with the Padua Hills Theatre (1930), which is listed on the National Register of Historic Structures. The famous International Style architect Richard Nuetra designed two of the homes within this neighborhood. His influence of post and beam construction with floor-to-ceiling glass walls can be seen in many of the other homes. Approximately ten homes were damaged or destroyed by the 2003 Grand Prix/Padua Fire, and many homeowners chose to rebuild. This area has pre-annexation General Plan and Zoning designations of Residential 6 and Residential Single Family 13,000.



Palmer Canyon is a "box canyon" located to the north and east of the Historic Padua Hills Theatre. Some of the first structures constructed were built as summer cabins that over time were converted into permanent residences, many without benefit of permits or review by Los Angeles County. In addition, the area had neither a water system nor sanitary sewers. Palmer Canyon had approximately 40 homes until the 2003 Grand Prix/Padua Fire swept through the area. After the fire, four homes were left standing, with the rest reduced to rubble. Los Angeles County has not allowed any homes to be rebuilt until funding for a community water system, sewer system, and an acceptable road meeting Los Angeles County Fire standards has been secured. This area has a pre-annexation designation of Hillside Residential Overlay, with zoning of Hillside Slope Density 2 and Slope Density 3.

<sup>8</sup> Wright page 252

## Webb Canyon/Horseshoe Area

This neighborhood is located north of Base Line Road, up to Marshall Canyon Park. The Hillside neighborhood forms its eastern boundary, with the Live Oak Canyon neighborhood on the west. The Webb Canyon neighborhood has some of the most remote inhabited properties within the community. Webb Canyon Road serves as the primary access road. Webb Canyon Road is paved for a portion and then becomes a private dirt road maintained by property owners. This canyon neighborhood has a handful of homes and the Live Oak Dam and debris basin (a county-maintained facility). One home was lost in the 2003 Grand Prix/Padua Fire. The pre-annexation General Plan and zoning designations for this area include Hillside, Hillside Residential Overlay, and Hillside Slope Density 2 and Slope Density 3.



The Horseshoe Area is located north of Base Line Road and is adjacent to the Thompson Creek neighborhood. A portion of this area abuts the Hillside and Claraboya neighborhoods. This unincorporated area is called the Horseshoe due to its shape. Many of these lots are at least 15,000 square feet in size, and under county regulations, horses and other large animals can be maintained on the properties. Homes range in size and have a diversity of architectural styles. Several structures burned during the 2003 Grand Prix/Padua Fire. This area has several pre-annexation General Plan and zoning designations, including Hillside Residential Overlay, Residential 6, Hillside Slope Density 2, and Residential Single Family 13,000.



# A Plan for the Foothill Boulevard Corridor

## Background

Foothill Boulevard is one of the defining physical features of Claremont and was a historic transportation link to the rest of the United States. In 1926, the dusty road was designated part of Route 66, also known as the "Mother Road" or the "Main Street of America". Route 66 passed through Claremont, connecting Chicago to Santa Monica. The highway was a key transportation corridor during the Great Depression and Post-War America. For many newcomers to the West, Route 66 was the highway of dreams.

### **Foothill Boulevard**

**Looking west near the corner of Foothill Boulevard and Indian Hill Boulevard**



Throughout the years, the character and function of Foothill Boulevard have changed. Some of the major changes include the local deactivation of the Route 66 moniker in 1984. In 2002, the extension of the 210 Freeway significantly changed regional transit patterns. No longer was Foothill Boulevard a major congested pathway between San Bernardino County and the Los Angeles region. It regained its function as a key commercial corridor for the City.

## Vision: A Vibrant, Mixed-Use Pedestrian Corridor

Through a design charrette process in 2004, residents and the business community identified the potential for Foothill Boulevard to become a corridor that is friendly to pedestrians, bicyclists, and businesses. Vehicular traffic should be accommodated but no longer be allowed to dominate land use and transportation decisions. Parking areas and roadways should make way for attractive landscaping within the public and private realms. Housing for people of all income ranges should be part of the development pattern, with more retail and services business targeting the surrounding residential neighborhoods. There should be places for people to gather, including plazas and other distinct centers and attractions.

Creating such an environment is known as "placemaking." As Dan Burden (a recognized specialist in transportation and land use planning and Executive Director of Walkable Communities, Inc.) states, "Placemaking is the practice of carefully designing good places for people." The outcome is a center that provides opportunities for chance meetings and social interaction; it provides a sense of safety and security. The area is designed and managed to reduce stress for everyone. Placemaking provides a feeling of identity and self-worth.

To achieve the vision for Foothill Boulevard that the community defined as part of the 2004 charrette process, the City will prepare a Specific Plan that incorporates the land use goals described in this Chapter, as well as the circulation enhancements defined in Chapter 4, Community Mobility. The Specific Plan will also define enhancements to the public realm and design guidelines for private development.

### Old School House

The Old School House (OSH), located at the northwest corner of Foothill Boulevard and Indian Hill Boulevard, was the community's high school until a "new" high school was built in the late 1960s. The old school building was retrofitted in the 1960s and became the Griswold's Old School House, a retail center. Subsequently, an adjacent hotel and restaurant were built, the entire complex was economically prosperous, and the center became a major gathering place for the community.

Over time, the OSH facilities declined economically and physically, and since 1990, the City has attempted to work with owners for redevelopment of the properties. Planning principles were adopted to provide guidelines for the location, amount, type, and quality of new and/or rehabilitated development on the hotel and OSH properties.

In 2005, the properties were acquired by a new owner intent on revitalizing the properties through implementation of the Planning Principles. A Specific Plan for the site will incorporate new uses, including residential units and additional commercial development.

### Community Mobility Element

Please see Chapter 4 – Community Mobility Element, pages 4-19 to 4-21, for a continued discussion on Foothill Boulevard with regard to its mobility functions.

# Goals and Policies

Claremont values its character of a village within a metropolis. These goals and policies identify how we will continue to pursue pro-active land use planning that values quality design, celebrates our heritage, preserves our neighborhoods and environment, and creates places that benefit us all.

## Land Use and Neighborhood Preservation

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**Goal 2-1** **Make Claremont a model for the application of sustainable development practices.**

Policy 2-1.1 Encourage sustainable development that incorporates green building best practices and involves the reuse of previously developed property and/or vacant sites within a built-up area.



Policy 2-1.2 Encourage the conservation, maintenance, and rehabilitation of the existing housing stock.



Policy 2-1.3 Encourage development that incorporates green building practices to conserve natural resources as part of sustainable development practices.



Policy 2-1.4 Avoid development of isolated residential areas in the hillsides or other areas where such development would require significant infrastructure investment, adversely impact biotic resources, and/or create adverse visual impact.



Policy 2-1.5 Provide land area zoned for commercial and industrial uses to support a mix of retail, office, professional, service, and manufacturing businesses that will sustain and create public revenues needed to provide for City services and maintenance of infrastructure.



Policy 2-1.6 Work with property owners, developers, and the Claremont Chamber of Commerce to promote, preserve, and revitalize aging commercial centers.



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**Goal 2-2** **Preserve the City's distinctive residential character by maintaining land use patterns that strengthen our neighborhoods.**

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



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Policy 2-2.2 Promote neighborhood identity and conservation of individual neighborhood character.

Policy 2-2.3 Pursue code enforcement actions to advance proper maintenance of homes, buildings, yards, and neighborhoods in all areas of the City.

Policy 2-2.4 Protect neighborhoods from impacts from non-residential development.

Policy 2-2.5 Prohibit the creation of gated streets.

Policy 2-2.6 Collaborate with each of The Claremont Colleges and other institutions in Claremont to create master plans that respect and remain sensitive to the adjacent residential neighborhoods, and to the residents' vision of the City.

Policy 2-2.7 Collaborate with and support other local educational and cultural organizations, such as The Webb Schools and Rancho Santa Ana Botanic Garden, as they strive to serve the citizens of Claremont, and enhance the educational and cultural activities that increase the visibility of the City.

Policy 2-2.8 Encourage the site of the former quarry south of Foothill Boulevard and east of Claremont Boulevard to be included in master plans prepared by Claremont University Consortium and The Claremont Colleges, as appropriate.

**Goal 2-3 Accommodate a range of land uses that meet the economic, environmental, educational, and social needs of the City while remaining sensitive to the community's residential character.**

Policy 2-3.1 Allow for institutional land uses that benefit City residents and provide employment.

Policy 2-3.2 Utilize mixed-use development to create unique and varied housing, where appropriate.

Policy 2-3.3 Develop and apply standards specific to areas designated on the Land Use Plan as Mixed Use to help ensure compatibility of the different land uses and minimize impacts to surrounding neighborhoods.

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Policy 2-3.4 Allow for appropriate and sensitively designed clustering of residential development in the hillside areas consistent with the City's Hillside regulations.



Policy 2-3.5 Promote the development of former quarry property adjacent to the 210 Freeway with a mix of commercial and business-related uses that benefit from freeway visibility and access, and that promote City economic development goals. Require approval of a specific plan as part of the entitlement process.



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**Goal 2-4 Protect, preserve, and manage the City's diverse and valuable open space, water, air, and habitat resources.**



Policy 2-4.1 Encourage the preservation of different types of open spaces.



Policy 2-4.2 Continue to place a high priority on acquiring and preserving open space lands in Claremont's hillside areas for purposes of recreation, habitat protection and enhancement, fire hazard management, public safety purposes, water resource protection, and overall community benefit.



Policy 2-4.3 Require creative and attractive open space to be incorporated into development projects, as appropriate.



Policy 2-4.4 Provide a high standard of maintenance and quality of construction of facilities and grounds in public parks and City-maintained landscaped areas, taking into account the need to conserve water and energy.



Policy 2-4.5 Provide for the expansion and continued maintenance of the City's cemetery.

## Community Character

These goals and policies encourage the use of design elements throughout the public and private realms to enhance the experience of living and working in and visiting Claremont. The City of Claremont values its small-town character and seeks to enhance this by encouraging pedestrian-friendly design that integrates the elements described in this Land Use, Community Design, and Heritage Preservation Chapter.

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**Goal 2-5      Maintain and enhance Claremont's unique character.**

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| Policy 2-5.1 | Insist on excellence in architectural design of new construction in City.  |
| Policy 2-5.2 | Encourage residents to take pride in their neighborhoods and to participate with neighborhood groups in addressing issues affecting the neighborhoods. |
| Policy 2-5.3 | Continue to require public art as part of new development projects.  |
| Policy 2-5.4 | Continue the long-time City tradition of using college names as the basis for future roadway names within Claremont.                                   |

## Activity Nodes

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**Goal 2-6      Create activity nodes as important destination areas, with an emphasis on public life within the community.**

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|--------------|---|
| Policy 2-6.1 | Provide pedestrian amenities, traffic-calming features, plazas and public areas, attractive streetscapes, shade trees, lighting, and retail stores at activity nodes.                                       |
| Policy 2-6.2 | Provide for a mixture of complementary retail uses to be located together to create activity nodes to serve adjacent neighborhoods and to draw visitors from other neighborhoods and from outside the City. |

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**Goal 2-7      Create distinctive gateways at all entry points into Claremont.**

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| Policy 2-7.1 | Encourage the use of public art, paved crosswalks, and landscaping to mark entries into the City. |
| Policy 2-7.2 | Enhance signage on major streets at City boundaries.  |

## Creating Connections

**Goal 2-8** Establish thresholds and entryways to our neighborhoods and streets that make positive impressions of our neighborhoods.

Policy 2-8.1 Encourage the use of a variety of native materials to demarcate thresholds and boundaries through a change in color, material, and texture.

**Goal 2-9** Make roads comfortable, safe, accessible, and attractive for use day and night.

Policy 2-9.1 Provide crosswalks and sidewalks along streets that are accessible for people with disabilities and people who are physically challenged.

Policy 2-9.2 Provide lighting for walking and nighttime activities, where appropriate.

Policy 2-9.3 Provide transit shelters that are comfortable, attractive, and accommodate transit riders.

**Goal 2-10** Maintain and expand where possible the system of neighborhood connections that attach neighborhoods to larger roadways.

Policy 2-10.1 Provide sidewalks where they are missing, and provide wide sidewalks where appropriate with buffers and shade so that people can walk comfortably.

Policy 2-10.2 Make walking comfortable at intersections through traffic-calming, landscaping, and designated crosswalks.

Policy 2-10.3 Implement the bicycle plan contained in the Community Mobility Element.

Policy 2-10.4 Look for opportunities to provide connections along easements and other areas where vehicles are not permitted.



## Architecture

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**Goal 2-11 Promote community identity and local history by encouraging context-sensitive design and development.**

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- Policy 2-11.1 Encourage a variety of architectural styles for new and renovated structures that reflect local architectural characteristics.
- Policy 2-11.2 Strengthen neighborhood identity with new development that is architecturally compatible with surrounding structures.
- Policy 2-11.3 Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context and building forms and scale.
- Policy 2-11.4 Prohibit new and large structures that compromise neighborhood quality. Work with the Architectural Commission to study and define design issues to safeguard neighborhoods.
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- Policy 2-11.5 Encourage designs and building layout that promote defensible spaces; discourage lengthy, blank walls.

## Design Elements

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**Goal 2-12 Create distinctive places throughout Claremont.**

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- Policy 2-12.1 Provide attractive street furniture and other public improvements to communicate the City's identity and pride.
- Policy 2-12.2 Provide benches, streetlights, public art, and other amenities in public areas to attract pedestrian activities.
- Policy 2-12.3 Encourage new developments to incorporate drought-tolerant and native landscaping that is pedestrian-friendly, attractive, and consistent with the landscaped character of Claremont.
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- Policy 2-12.4 Encourage all new development to preserve the natural topography of a site and existing mature trees.



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Policy 2-12.5    Maintain design and development standards for signs in all areas of the City, including areas adjacent to the freeways, that recognize the main purpose of signs is to identify the establishment on the site.

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Policy 2-12.6    Encourage artistry and innovation in signs that improve the appearance of the buildings and neighborhoods in which they are placed.

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Policy 2-12.7    Encourage streetscape design programs for commercial frontages that create vibrant places which support walking, bicycling, transit, and sustainable economic development.

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Policy 2-12.8    Encourage the design and placement of buildings on lots to provide opportunities for natural systems such as solar heating and passive cooling.

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Policy 2-12.9    Ensure that all new industrial development projects are positive additions to the City's community setting, provide amenities for the comfort of the employees such as outdoor seating area for breaks or lunch, and have adequate landscape buffers.

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Policy 2-12.10    Enhance the City's streetscapes by pursuing initiatives that will facilitate the undergrounding of utilities.

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Policy 2-12.11    Preserve the diversity found in the age of the housing stock, in its architectural styles, and the various home sizes.

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**Goal 2-13    Achieve a city-wide network of streetscapes that are interesting and attractive.**

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Policy 2-13.1    Maintain and enhance the City's collection of street trees, and improve Claremont's image of a "City with trees."

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Policy 2-13.2    Strive to ensure that street design appropriately pairs the aesthetic quality of a street with its functional aspects.

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Policy 2-13.3    Consider safety issues and space requirements in the process of selecting street trees for a given location.



## Heritage Preservation

**Goal 2-14** Retain and celebrate Claremont's rich history and heritage, as evidenced through its development patterns, buildings and building materials, landscaping, street treatments, parks and open space, and civic architecture.

Policy 2-14.1 Continue to protect architectural, historical, open space, environmental, and archaeological resources throughout the City.

Policy 2-14.2 Continue to heighten community awareness of Claremont's history and the City's physical development, and educate the public to the significance of historic areas, sites, and structures and the social events associated with them.

Policy 2-14.3 Continue to encourage pride in the quality and character of historic areas.

Policy 2-14.4 Continue to recognize the fragile nature of historic residential areas, and work to ensure the harmonious appearance of each historic area. Address the transitional areas between residential and commercial areas, residential and industrial areas, and residential areas and The Claremont Colleges.

Policy 2-14.5 Continue to support retention and/or adaptive reuse of existing residential, commercial, and industrial buildings where possible, particularly structures listed on the Register of Structures of Historical and Architectural Merit of the City of Claremont.

Policy 2-14.6 Strive to prevent the demolition of structures listed on the Register of Historical and Architectural Merit of the City.

Policy 2-14.7 Add to the Register of Structure of Historical and Architectural Merit of the City of Claremont sites and structures that have special historic or community value as historic resources and are worthy of preservation.

Policy 2-14.8 Continue to offer historic preservation tools such as the Mill Act.

Policy 2-14.9 Explore and evaluate different approaches to protect and enhance historic resources throughout the community.

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- Policy 2-14.10 Consider establishment of new historic districts where appropriate to help protect neighborhoods from incompatible development.



## Foothill Boulevard Corridor

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- Goal 2-15** Revitalize and enhance the Foothill Boulevard Corridor into a place that supports walking, bicycling, transit, and sustainable economic development.

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- Policy 2-15.1 Provide new opportunities in the Foothill Boulevard Corridor for mixed-use residential, retail, commercial, and civic uses.



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- Policy 2-15.2 Make Foothill Boulevard a distinct place that lets people know when they have entered or exited the City.

## Claremont Inn and Old School House

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- Goal 2-16** Transform the Claremont Inn and Old School House property into a vibrant mixed-use development that includes a hotel, conference center, retail space, entertainment/cultural space, and higher density residences with pedestrian connections between the different uses.

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- Policy 2-16.1 Develop the Claremont Inn and OSH into a unified complex with open space, landscape, and water features that will make it unique in the region and attract both visitors and the community.



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- Policy 2-16.2 Require the preservation of the architecturally significant portions of the OSH Center Building to the extent feasible.

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- Policy 2-16.3 Create an experience that complements existing OSH tenants.

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- Policy 2-16.4 Ensure the future development at the OSH is sensitive to and compatible with surrounding residential areas.