

**ARCHITECTURAL COMMISSION
REGULAR MEETING MINUTES**

Wednesday, February 14, 2024 – 7:00 PM

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

CALL TO ORDER

Chair Neiuber called the meeting to order at 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: CASTILLO, NEIUBER, PERRY, SPIVACK,
ZIMMERMAN

ABSENT

COMMISSIONER: BENNETT, CERVERA,

ALSO PRESENT

Brad Johnson, Community Development Director; Jeremy Swan,
Community Services Director; Christopher Veirs, Principal
Planner; Melissa Sanabria, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

There were no ceremonial matters, presentations, or announcements.

PUBLIC COMMENT

This item starts at 00:01:08 in the archived video.

Chair Neiuber invited public comment.

Karen Rosenthal, voiced frustration regarding the appearance and location the trash enclosure associated with an unnamed local institution that is violating an agreement with the City. She also raised concern about the local institution using the loading dock area for employee parking and asked that the City bring them into compliance to uphold the agreement.

There were no other requests to speak.

CONSENT CALENDAR

This item starts at 00:05:13 in the archived video.

Chair Neiuber invited public comment.

There were no requests to speak.

1. Architectural Commission meeting minutes of January 24, 2024

Approved and filed the Architectural Commission meeting minutes of January 24, 2024.

Commissioner Castillo moved to approve Consent Calendar, seconded by Commissioner Spivack; and carried on by roll call vote as follows:

AYES: ***Commissioner – Castillo, Neiuber, Perry, Spivack, Zimmerman***

NOES: ***Commissioner – None***

ABSENT: ***Commissioner – Bennett, Cervera***

PUBLIC HEARING

This item starts at 00:06:28 in the archived video.

2. Architectural and Site Plan Review #21-A01, Proposed Demolition of the Oldenburg Center Located Near the Center of the Pomona College Campus and Replacement With a New Language Immersion Residence Hall and Center for Global Engagement - Applicant: Pomona College

Principal Planner Veirs gave a PowerPoint presentation and responded to questions from the Commission regarding recessed windows, Leed certifications, whether the Historic Preservation Ordinance has a bearing on the project, color for board form concrete, west elevation tree retention, the pedestrian path, managed roadway, vehicle accommodation for food services, and current delivery access on Fourth Street.

Chair Neiuber invited the Applicant to make a presentation.

Tim Stevens (Principal Architect, SCB), presented a short video and responded to questions from the Commission regarding the windows on the residence hall, color palette, archways, and enfilade.

Chair Neiuber invited public comment.

There were no requests to speak.

Commissioner Perry spoke in support of the project, the use of board-formed concrete, the design's complement to existing architecture, how food services are being addressed, and the World Garden. He appreciated the planned preservation of larger tree species but voiced pragmatic issues regarding the transfer and transplanting of the Coast Live Oak and Camphor trees. Commissioner Perry voiced concern about the challenge of combining the planting patterns for alignments, spacing, and watering.

Commissioner Zimmerman stated that the project was a nice solution to the building and appreciated the colors, materials, and landscape that were chosen. He agreed with Commissioner Spivack's comments regarding the smaller appearance of the enfilade/opening. He shared concerns regarding the undefined green space at the northeast corner of the project near the Studio Art Building. Tim Stevens added additional information to address Commissioner Zimmerman's concerns.

Commissioner Spivack spoke in favor of the project's expansion of the east-west pedestrian zone. She shared concerns regarding the lack of ornamentation on the enfilade archways but agreed that the height is appropriate. She also favored the design of the new Global Center and the replacement of the residence hall. Commissioner Spivack shared additional concerns regarding the board-formed concrete color, landscaping issues, and Fourth Street closure, but is still supportive of the project.

Commissioner Perry added that the trees in formal rows along Bonita Avenue and Columbia Avenue need additional maintenance and care, as follow-up maintenance for the trees is critical to attain the desired effect. He shared suggestions for caring for the trees along Bonita Avenue and Fourth Street, particularly the Englemann Oak trees.

Commissioner Castillo supported the changes to the project's design and the goal of obtaining LEED Gold Certification. She shared concerns about the LIRH's south elevation windows and did not favor the gray sections. Commissioner Castillo asked how her fellow Commissioners felt about the gray sections.

Commissioner Spivack shared that she too is not a fan of the gray color. However, Commissioners Perry, Zimmerman, and Chair Neiuber did not share the same concerns regarding proposed the color palette.

Principal Planner Veirs provided clarification regarding the appearance of the color palette on the plans. He agreed with Commissioner Zimmerman's comments.

Chair Neiuber expressed support for the project. He spoke in favor of the design's pronounced arches, the enfilade entrance, and the applicant's design changes in response to past Commissioner comments.

Commissioner Castillo moved to:

A. Adopt A RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, CONDITIONALLY APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #21-A01, DEMOLITION OF THE EXISTING OLDENBORG CENTER AND REPLACEMENT WITH A NEW 111,817 SQUARE FOOT FACILITY TO HOUSE THE GLOBAL CENTER AND LANGUAGE IMMERSIVE RESIDENCE HALL LOCATED AT THE NORTHEAST CORNER OF EAST BONITA AVENUE AND COLLEGE WAY ON THE POMONA COLLEGE CAMPUS - APPLICANT: POMONA COLLEGE; and

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

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

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

NOES: Commissioner – None

ABSENT: Commissioner – Bennett, Cervera

ADMINISTRATIVE ITEM

This item starts at 01:09:45 in the archived video.

3. Commission Review of Draft Cultural Resources Preservation Ordinance, Which Includes Renaming The Architectural Commission as The Architectural and Preservation Commission to Reflect New Duties Required Under the Ordinance - Applicant: The City of Claremont

Principal Planner Veirs presented a PowerPoint presentation and addressed Commissioners' inquiries regarding updated Commissioner qualifications, the process for developing design standards and guidelines for specific districts, approval or denial qualifications, the ordinance approval process, implementing objective standards, the requirement for changing the Architectural Commission name, and the process for determining neighborhood design standards.

Mr. Veirs and Chair Neiuber described what design guidelines for specific neighborhoods include and how character-defining features could be defined by neighborhood.

Principal Planner Veirs addressed additional Commissioner inquiries regarding the timeline for determining objective design standards for specific areas, State requirements for Commission staffing, who is responsible for reviewing requests for cultural resources, the process for determining neighborhood standards, and whether the City website will include information regarding the approved guidelines and information for historic buildings.

Chair Neiuber invited public comment.

Mary Stoddard, voiced support for the Ordinance's adoption, and how it will strengthen and simplify regulations, discussions, and decisions for citizens, applicants, staff, and commissions. She believes the Ordinance's adoption is critical for protecting valuable City resources and will aid efforts to retain the character of Claremont while facing mounting development pressures.

Ginger Elliott, agreed with previous comments, Commissioners' input, and encouraged the Commission to approve the Ordinance. She also shared that the Ordinance will continue and reinforce existing preservation efforts in a way that complies with evolving State guidelines.

Karen Rosenthal, shared that her neighborhood has different, unique designs of historic homes that need to be preserved. People are drawn to Claremont because of its unique character and the ties the City has to prior cultural and architectural history. She encouraged the Commission to pass the Ordinance along for City Council approval.

Jesse Emmert, summarized written comments submitted by Claremont Heritage in support of the Cultural Resources Preservation Ordinance because it clarifies and codifies what is currently in practice. The Ordinance establishes important tools for maintaining City heritage, education, cultural identity, aesthetic appeal, economic benefits, and environmental sustainability.

Martin McLeod, shared his support and acknowledged the amount of work put into the Ordinance. Having the Ordinance codified will eliminate fighting individual project battles

and instead will implement the collective vision for Claremont. He encouraged the Commission to move forward with the Ordinance.

Jennifer Descombes, agreed with previous comments made and spoke in favor of the Ad Hoc Committee and the Ordinance. She raised concern for properties that have been lost to neglect or disrepair to highlight the need for adoption. She encouraged staff to address neglected properties, the responsibility of realtors sharing information with new buyers of historic homes, and suggested that new buyers should not be allowed to declare hardship, as they were aware of the status of a property when they bought it.

There were no further requests to speak.

The Commission provided supportive comments, requested no Ordinance changes, and unanimously recommended City Council approval of the Ordinance as currently drafted.

REPORTS

This item starts at 02:29:33 in the archived video.

Commission

Commissioner Comments

Chair Neiuber shared that there was no recent Art Committee meeting.

Staff Briefing on Council Meetings

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

Briefings on Other Items

There was no report.

Upcoming Agendas and Events

Principal Planner Veirs described items expected to come before the Commission at the February 28, 2024 meeting.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 9:32 PM



Chair

ATTEST:



Administrative Assistant