

**ARCHITECTURAL AND PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, December 10, 2025 – 7:00 PM

Video Recording is Archived on the City Website

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CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: BENNETT, CASTILLO, DEAL, NEIUBER,
PERRY, SPIVACK, TUCKER

ABSENT

COMMISSIONER: NONE

ALSO PRESENT

Chris Veirs, City Planner; Catherine Lin, Senior Planner; Melissa Sanabria, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

There were no ceremonial matters, presentations, or announcements.

PUBLIC COMMENT

This item starts at 0:01:10 in the archived video.

Commission Secretary Sanabria announced that no written, general public comment had been received.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:03:05 in the archived video.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

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

AYES: ***Commissioner - Castillo, Deal, Neiuber, Spivack, Tucker***

NOES: ***Commissioner - None***

ABSTENTION: ***Commissioner - Bennett, Perry***

1. Architectural and Preservation Commission Meeting Minutes of November 13, 2025
Approved and filed.

PUBLIC HEARING

This item starts at 0:05:05 in the archived video.

2. Architectural and Site Plan Review #25-A08, Review of Proposed Addition and Exterior Remodel, New Covered Porch, New Hardscape and Landscape of the Existing Register-Listed Single-Story Residence Located at 319 West Sixth Street. Applicants - Shawn Hubler and Robert Magnuson

Senior Planner Lin presented a PowerPoint presentation and addressed Commissioners' inquiries about the items on the project description slide that do not fall under the Commission's purview. City Planner Veirs also provided additional clarification regarding the arbor, garden walls, and new landscaping, explaining that Commissioner input is welcomed on those items. While these items can be approved by staff on their own, when they are part of a larger application that requires Commission review, the Commission has purview.

Maureen Cunningham (Epic Design Build, Architect) and Robert Magnuson (Applicant) provided oral presentations and responded to questions from the Commission regarding the garden walls, porch, front yard, and fruit trees.

Chair Neiuber invited public comment.

Mike Hardy spoke in support of the project, as it makes sense, it is reasonable and will enhance the street. He looks forward to meeting up with neighbors at the new deck.

Public comment was closed.

Commissioner Bennett addressed the home's identity issues related to lot size, seeking clarification on the square footage that exceeds the limit. He supported the design, noting that it improves the home's appearance and makes sense.

City Planner Veirs provided clarification regarding the Minor Exception Permit (MEP) and increasing the lot coverage.

Commissioner Perry supported the home expansion but raised concerns about the mass, weight, and scale of the stone garden walls, which he felt altered the character of the property. He also advised caution regarding the size of the proposed plants and the use of citrus trees, which are experiencing disease issues in the region and noting that there is an advisory not to plant citrus in residential settings to help control the disease.

Commissioner Deal shared her experience of visiting the home and that it was difficult to find due to its small size. She praised the beauty of the proposed design and how well it complemented the neighborhood and agreed with other Commissioners that the garden walls felt somewhat "heavy." Commissioner Deal shared her appreciation for the importance of a front area and her belief that the project will enhance the community.

Commissioner Tucker supported the project after noting that she was surprised that the gable was not being made symmetrical. She commended the beautiful drawings and noted that the garden wall should match the front porch style for better integration with the sidewalk. She also recommended removing the concrete cap, as most homes have smaller walls, and that removing the cap would make the walls feel more like landscape and less like architecture.

Commissioner Spivack appreciated the home's existing beauty, noting that it is well-maintained and that she liked the color scheme. She shared her surprise that a second-story addition was not in the plan to add balance and agreed that perhaps river rock is not appropriate for the walls, as it directs focus away from the charming bungalow architecture.

Vice Chair Castillo supports the applicants' design and believes the Commission should direct staff to allow an additional four inches to square it off. She shared her concern about the garden walls but voiced her understanding of their necessity for the small house's presence. However, she warned that the wall's proximity to the driveway could risk vehicle damage when entering or exiting, suggesting the use of hedges as an alternative.

Chair Neiuber agreed with Commissioner Bennett's comments about the property's appearance and need for identity. He shared his approval for the tapered columns, supported returning the four inches, and liked the arbor framing the front entrance. Chair Neiuber shared that he did not have a problem with the rock walls but suggested using just the pilasters with wood fence between, noting it would look more open but require more maintenance. He also recommended setting the wall along the driveway further back, agreeing with Vice Chair Castillo. Overall, he commended the design and highlighted the house's need for an identity.

City Planner Veirs clarified the language for amending the Resolution to include the direction that staff work with the applicant to grant a four-inch reduction in the side yard setback to align the addition's east wall with the existing east wall of the home.

Commissioner Perry moved to adopt Resolution No. 2025-21, a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A08, FOR A PROPOSED ADDITION AND EXTERIOR REMODEL, NEW COVERED PORCH, NEW HARDSCAPE AND LANDSCAPING OF THE EXISTING REGISTER-LISTED SINGLE-STORY RESIDENCE LOCATED AT 319 WEST SIXTH STREET. APPLICANTS - SHAWN HUBLER AND ROBERT MAGNUSON, with a revision to Condition of Approval D.1 directing the applicant to work with staff to gain approval of a Minor Exception Permit for a 4" reduction in the side yard setback in order to align the east wall of the addition with the existing east wall of the home; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Vice Chair Castillo; and carried on a roll call vote as follows:

AYES: Commissioner – Bennett, Castillo, Deal, Neiuber, Perry, Spivack, Tucker
NOES: Commissioner - None

Chair Neiuber announced this decision can be appealed within ten calendar days.

ADMINISTRATIVE ITEMS – None

REPORTS

This item starts at 00:49:30 in the archived video.

Staff

City Planner Veirs reported on items of interest from the previous City Council meeting and described future items coming before the Commission.

Commission/Committee

Commissioner Bennett provided information about the selected artist, Jose Antonio Aguirre, for the Arbol Verde El Barrio Park art project. He described the project's design and its historical significance. Commissioner Bennett also shared photos of street art that he compiled into a calendar.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 8:06 PM.

Chair

ATTEST:

Administrative Assistant