

**ARCHITECTURAL AND PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, May 14, 2025 – 7 p.m.

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 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: CASTILLO, NEIUBER, PERRY, SPIVACK

ABSENT

COMMISSIONER: BENNETT, CERVERA, ZIMMERMAN

ALSO PRESENT

Chris Veirs, Principal Planner; Pearl Juarez, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

There were no ceremonial matters, presentations, or announcements.

PUBLIC COMMENT

This item starts at 0:01:12 in the archived video.

Chair Neiuber invited public comment.

Commission Secretary Juarez announced that 4 comment public comments were received, which pertain to item #2 on the agenda.

There were no requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:03:12 in the archived video.

Vice-Chair Castillo invited public comment on Consent Calendar Item No. 1.

There were no requests to speak.

Chair Neiuber closed public comment.

1. Architectural and Preservation Commission Meeting Minutes of April 23, 2025

Commissioner Perry asked to correct a misspelling on page 2 of the document. It was amended and the minutes were then approved and filed.

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

AYES: Commissioner – Castillo, Perry, Spivack
NOES: Commissioner – None
ABSTENTION: Commissioner – Neiuber
ABSENT: Commissioner – Bennett, Cervera, Zimmerman

PUBLIC HEARINGS

This item starts at 0:05:23 in the archived video.

2. Architectural and Site Plan Review #23-A08, Final Review of a 70-Unit Townhome Development Proposed for Vacant Land and the Decommissioned Tennis Club Portion of the Motel 6 Property Located at 840 South Indian Hill Boulevard. Applicant: City Ventures (Claremont 2 INV, LLC)

Principal Planner Veirs presented a PowerPoint presentation and addressed Commissioners' inquiries regarding energy conservation requirements, time spent on travel analysis, lighting issues, the location of the public art in relation to the bigger plan, what will be done with the remnants of the tennis courts, if the fire department has approved this without the secondary access, possibility of having a second point of egress, and the limited amount of greenspace.

Applicant Patrick Chien of City Ventures presented a PowerPoint presentation detailing the company's history and talked about this project's details. He expressed this project aims to address the growing demand for housing in the City. He and the architect answered questions regarding adding more elements to increase the architectural interest to the building and what were the sizes of the flower boxes and how did they come up with those measurements.

Chair Neiuber invited public comment.

Public Comment Speaker 1 wanted to touch on privacy. He asked questions regarding keeping the ficus trees along the eastern boundary a requirement, if the ficus trees can be higher than the 15 – 20 feet stated in the staff report, if a wall is being built against the existing shared wall with his house, if the windows in unit 70 can be removed or placed higher as it face directly at his house, regarding where the kids were going to play rather than having walk to a park, and if additional palm trees will be added to be consistent with the palm trees along American Avenue.

Public Comment Speaker 2 stated she has been a resident since 1954. She asked the Commission not to consider this project due to the terrible traffic that exists, nowhere for the kids to play, no privacy, and only one way in and out. She said despite what was said, the tennis courts are in use.

Brian Trunik, a Claremont Resident, stated he and the other residents from that area are opposed to this project. He expressed his concerns regarding the ficus trees, the requirement for 2 entrances minimum, and how he opposes having a waiver issued for this project.

Public Comment Speaker 4 also stated that, for privacy, the ficus trees on the eastern boundary needs a minimum height limit of at least 20 – 25 feet. She expressed her concerns over no green space and asked the Commission to require a play area. She wants to see the palm trees remain on American Avenue despite what the plans have shown. She thinks the project does not address safety and privacy concerns.

Gene Boutillier, Board Member of the Housing and Homeless Collaborative of Claremont, expressed his strong support of City Ventures Housing Development. He stated there was a binding obligation to increase housing density to the City and hopes this project moves quickly. He believes this development represents a valuable step toward Claremont in terms of strengthening local businesses, providing new tax revenue, increasing student enrollment and increase urban density.

John Reeder thinks this is a very good project and would be happy to see it in Claremont.

There were no additional requests to speak.

Chair Neiuber closed public comment.

Principal Planner Veirs answered questions from the public comment speakers regarding the existing wall and ficus hedge along the eastern boundary.

Applicant Patrick Chen of City Ventures stated there was nothing to add to what Principal Planner Veirs already answered regarding the eastern property line. Commissioner Spivack asked if the palm trees along American Avenue were going to be removed but it was clarified by Principal Planner Veirs that none were present on the site.

Jose, the Architect for C2 Collaborative, addressed additional questions regarding landscaping along American Avenue. He confirmed the planting of palm trees was not going to happen due to the powerlines that exist over the parkway. They did propose a canopy of trees, but there would be a gap as far as the Palm Tree street theme.

Principal Planner Veirs added that palms and powerlines do not mix well and added that palms are not good in fires as seen recently in the southern California fires. He also stated that palms have less biomass and create smog forming compounds.

Commissioner Perry stated that based on the guidelines and criteria driven by the State of California, he is in favor of this project due to the housing needs. He likes the new architectural style, as it is well represented in Central Claremont. He would like the landscape architects to use a more organic and less contemporary approach to the planting program. He is recommending the approval of the project based on conditions on refinements on the landscaping and other details that emerge going forward.

Commission Spivack agrees that the City of Claremont needs more housing. She understands the residents' concerns regarding the changes this project will bring. However, it is unoccupied space. She expressed her concerns regarding a single access and egress and

would like to see the City expand our standards. She is disappointed there will no green space and a dedicated area for kids to play, but noted that there are parks nearby. She agrees that the ficus trees should be at least 20 feet tall for privacy. And she agrees with Commissioner Perry regarding that the landscaping should be more organic. With these additions, she is in favor of approval.

Chair Neiuber stated the second access would be good. However, the single access does meet the fire department's requirements at this time. He agrees that more open space would be good; however, based on the requirements from the State, we have no control over them. He added that the advice from Commissioner Perry regarding the landscaping is good. Based on what his fellow Commissioners have said, he agrees with them and is in support of this project.

Commissioner Spivack added comments for the architects to look at the pedestrian walkway, where the public art will be, and possibly use that space for something child friendly and interactive rather than having a sculpture present.

Principal Planner Veirs asks the Commissioners to add to the motion the condition recommending the ficus tree be 20 – 25 feet as had been discussed.

Commissioner Perry moved to Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA RECOMMENDING THE ARCHITECTURAL AND PRESERVATION COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #23-A08, FINAL REVIEW OF A 70-UNIT TOWNHOME DEVELOPMENT PROPOSED FOR VACANT LAND AND THE DECOMMISSIONED TENNIS CLUB PORTION OF THE MOTEL 6 PROPERTY LOCATED AT 840 SOUTH INDIAN HILL BOULEVARD. APPLICANT: CITY VENTURES (CLAREMONT 2 INV, LLC) with amended conditions of approval to maintain the ficus hedge at a height of 25 feet on a continual basis; 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 – Castillo, Neiuber, Perry, Spivack

NOES: Commissioner – None

ABSENT: Commissioner – Bennett, Cervera, Zimmerman

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

3. Architectural and Site Plan Review #22-A04AMD, Review of Revised Landscape Plan for Robert Day Sciences Center (RDSC) and Sign Review #25-S03, Signs for Southwest Corner of Ninth Street and Claremont Boulevard and RDSC – Applicant: Claremont McKenna College

Principal Planner Veirs presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the metal signs, whether the landscape designer was a landscape architect or designer, if there were changes made to the design of the top of the building, and if the sign could have been ministerially approved since it fell within the 20%.

Matthew Bibbens, the Vice President at Claremont McKenna College, gave a history of why they selected MRY, as they had a significant in-house landscaping expertise.

Aaron Coakley, from BRK Ingalls Group, explained how they wanted to connect to the new presence of the North Mall regarding the trees and all the shrubs that were planted there. They worked with Matthew Bibbins to bring MRY back to allow their plans to have a connection.

Mario, from MRY, answered Commissioner Perry's question stating they are architects and planners. They have landscape expertise in-house and they work very closely with the Claremont McKenna staff.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Spivack is in favor of this project. She appreciates that the biological studies, bird surveys, glare and nighttime light pollution, the reduction of noise and air quality impacts are all being addressed. She likes the signage and thinks it is appropriate.

Commissioner Perry thinks the landscaping is problematic. He mentioned that the plant spacing is 30 – 40% over planted. He advised the architects to be aware of overcrowding in the landscaping. He thinks the signage is on par with the architecture. He stated it was clean, bold, graphic, and complementary.

Vice-Chair Castillo agrees with Commissioner Perry regarding the landscaping. However, she believes it is the property owner's choice. She loves the signage, as they are metal and goes with the theme of the science building.

Chair Neiuber agrees with Commissioner Perry and Vice-Chair Castillo regarding the landscaping. He likes the signage and thinks it is an incredible architectural masterpiece.

Commissioner Spivack moved to Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA RECOMMENDING THE ARCHITECTURAL AND PRESERVATION COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #22-04AMD, REVIEW OF REVISED LANDSCAPE PLAN FOR ROBERT DAY SCIENCES CENTER (RDSC) AND SIGN REVIEW #25-S03, SIGNS FOR SOUTHWEST CORNER OF NINTH STREET AND CLAREMONT BOULEVARD AND RDSC – APPLICANT: CLAREMONT MCKENNA COLLEGE; 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 – Castillo, Neiuber, Perry, Spivack

NOES: Commissioner – None

ABSENT: Commissioner – Bennett, Cervera, Zimmerman

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

The Commission recessed from 9:38pm to 9:41pm

4. Continuation of Final Design and Site Plan Review of Roberts Campus East Sports Bowl and Associated Street and Tunnel Improvements – Applicant: Claremont McKenna College

There was no staff report or presentation.

Vice-Chair Castillo moved to approve a CONTINUATION OF FINAL DESIGN AND SITE PLAN REVIEW OF ROBERTS CAMPUS EAST SPORTS BOWL AND ASSOCIATED STREET AND TUNNEL IMPROVEMENT. THE CONTINUANCE OF THIS ITEM WILL BE HELD AT THE NEXT ARCHITECTURAL AND PRESERVATION COMMISSION ON MAY 28, 2025 – APPLICANT: CLAREMONT MCKENNA COLLEGE. Seconded by Commissioner Spivack; and carried on a roll call vote as follows:

AYES: Commissioner – Castillo, Neiuber, Perry, Spivack

NOES: Commissioner – None

ABSENT: Commissioner – Bennett, Cervera, Zimmerman

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

ADMINISTRATIVE ITEM

There were no administrative items.

REPORTS

This item starts at 02:43:50 in the archived video.

Commission/Committee

Chair Neiuber talked about his upcoming involvement in the first mission of the Claremont Ad Hoc Committee on Disaster Preparedness.

Staff

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

ADJOURNMENT

Chair Neiuber adjourned the meeting at 10:03 PM.

Architectural and Preservation Commission Vice-Chair

ATTEST:

Architectural and Preservation Commission Secretary