

**ARCHITECTURAL AND PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, October 29, 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: DEAL, NEIUBER, PERRY, SPIVACK

ABSENT

COMMISSIONER: BENNETT, CASTILLO, TUCKER

ALSO PRESENT

Chris Veirs, City Planner; Jordan Goose, Assistant Planner; Daniel Kim, Assistant Planner; Anne Bennett, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 0:01:16 in the archived video.

There were no ceremonial matters, presentations, or announcements.

PUBLIC COMMENT

This item starts at 0:01:23 in the archived video.

Commissioner Secretary Bennett announced that no general written public comments had been received.

Darvin Gomez, Claremont resident, is upset about ficus hedge roots at the eastern boundary of Motel 6 encroaching onto his property. Why was a root barrier not installed, as promised? This is the City's responsibility.

After Chair Neiuber requested a response, City Planner Veirs noted that he intends to speak with the developer to request that they address the issue by installing a root barrier on their side of the wall.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:07:33 in the archived video.

Chair Neiuber invited public comment.

There were no requests to speak. Chair Neiuber closed public comment.

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

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

1. Planning Commission Meeting Minutes of September 24, 2025
Approved and filed.

PUBLIC HEARINGS

This item starts at 0:09:12 in the archived video.

2. Register Listing #25-RL02, Review of a Proposal to Add 611 West Eighth Street, A Single-Family Residence, to the Register of Structures of Historical and Architectural Merit of the City of Claremont. Applicants - David Medak and Elena Esquibel

Assistant Planner Goose presented a PowerPoint presentation. There were no questions from the Commission.

Chair Neiuber invited public comment.

There were no requests to speak. Chair Neiuber closed public comment.

Commissioner Perry enjoyed hearing about the home's interior details, and the history of its occupants. It is a unique property, and he is in support of it being added to the Registry.

Commissioner Spivack is impressed with the care taken so far in the property's preservation. She is in support of it being added to the Registry.

Commissioner Deal thinks the property is beautiful and is in support of its addition to the Register.

Chair Neiuber is in support of its listing on the Register. It is a significant house both architecturally and historically – including that it is adobe, and because of its association with the Ordway family.

Commissioner Perry moved to adopt Resolution No. 2025-14, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING APPROVAL OF REGISTER LISTING #25-RL02, REVIEW OF A PROPOSAL TO ADD 611 WEST EIGHTH STREET, A SINGLE-FAMILY RESIDENCE, TO THE REGISTER OF STRUCTURES OF HISTORICAL AND ARCHITECTURAL MERIT OF THE CITY OF CLAREMONT. APPLICANTS - DAVID MEDAK AND ELENA ESQUIBEL; and find this item is exempt from environmental review under the California

Environmental Quality Act (CEQA). Seconded by Commissioner Deal; and carried on a roll call vote as follows:

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

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

3. Request for a Review of Historical Property (Mills Act) Agreement Request #25-MA01 between the City of Claremont and the owner of the property located at 611 West Eighth Street. Applicant and Owner(s) – David Medak and Elena Esquibel

This item starts at 0:24:44 in the archived video.

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners' inquiries regarding adobe contractors, the driveway, and roof repair plans.

David Medak, Owner, said they will be getting quotes from adobe contractors in San Diego and New Mexico. The house is being earthquake retrofitted, the last piece of which is redoing/resealing the adobe. They have had an arborist to the property.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Deal had no comment.

Commissioner Spivack applauds the homeowner for taking the initiative to preserve the property, including its trees. She is in full support.

Commissioner Perry applauds the owners have done a diligent job exploring issues and remedies. He suggests planting dwarf olives to replace existing mesquite trees that will eventually obscure view of the house and are already damaging the sidewalk.

Chair Neiuber supports the application, noting that they should deal with roof's leak issue quickly and suggested that it be moved forward in the timing listed in the contract.

Commissioner Spivack moved to adopt Resolution 2025-15, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA01 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 611 WEST EIGHTH STREET – APPLICANT AND PROPERTY OWNER(S): DAVID MEDAK AND ELENA ESQUIBEL; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Perry; and carried on a roll call vote as follows:

AYES: ***Commissioner – Deal, Neiuber, Perry, Spivack***
NOES: ***Commissioner – None***

ABSENT: Commissioner – Bennett, Castillo, Tucker

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

4. Request for a Register Listing #25-RL04, review of a proposal to add 1230 Harvard Avenue, a single-family residence, to the register of structures of historical and architectural merit of the City of Claremont. Applicants – Nickolas Sifuentes and Scott Shaw

This item starts at 0:46:10 in the archived video.

Assistant Planner Kim presented a PowerPoint presentation. There were no questions from the Commission.

Scott Shaw, Owner, thanked the Commission for considering the application.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Perry embellished on the history of the home's former residents.

Commissioner Deal appreciates the history of the home and thinks the original front door is amazing.

Commissioner Spivack said it is a beautiful home worth preserving. It belongs on the Historic Register.

Chair Neiuber wonders why it was not already on the register. It is a unique example of blended Spanish Revival and Mission architectural styles.

Commissioner Perry moved to adopt Resolution 2025-16, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING APPROVAL OF REGISTER LISTING #25-RL04, REVIEW OF A PROPOSAL TO ADD 1230 HARVARD AVENUE, A SINGLE-FAMILY RESIDENCE, TO THE REGISTER OF STRUCTURES OF HISTORICAL AND ARCHITECTURAL MERIT OF THE CITY OF CLAREMONT. APPLICANTS – NICKOLAS SIFUENTES AND SCOTT SHAW; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Spivack; and carried on a roll call vote as follows:

AYES: Commissioner – Deal, Neiuber, Perry, Spivack

NOES: Commissioner – None

ABSENT: Commissioner – Bennett, Castillo, Tucker

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

5. Request for a Review of Historical Property (Mills Act) Agreement Request #25-MA05 between the City and the owner of the property located at 1230 Harvard Avenue. Applicant and Property Owner(s) – Nickolas Sifuentes and Scott Shaw

This item starts at 0:57:19 in the archived video.

Assistant Planner Kim presented a PowerPoint presentation. The Commissioners had no questions.

Scott Shaw, Owner, gave some background on his and his partner's connection to the house. They look forward to restoring and taking care of the home.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Spivack is impressed with the schedule of improvements and the timeline. She is supportive of the application.

Commissioner Deal is in full support of the application.

Commissioner Perry is happy to see the home move into good hands and appreciates the substantial improvements. There are heritage trees on the property, a western Sycamore and oak tree. Any landscaping in their vicinity should incorporate appropriate understory plants that harmonize visually and in terms of irrigation needs.

Chair Neiuber fully supports the application. He applauds the owners for restoring the wooden windows. He discussed the original ironwork's significance.

Commissioner Spivack moved to adopt Resolution 2025-17, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA05 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1230 HARVARD AVENUE – APPLICANT AND PROPERTY OWNER(S) – NICKOLAS SIFUENTES AND SCOTT SHAW; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Deal; and carried on a roll call vote as follows:

AYES: Commissioner – Deal, Neiuber, Perry, Spivack

NOES: Commissioner – None

ABSENT: Commissioner – Bennett, Castillo, Tucker

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

6. Request for a Sign Review #25-S04 for proposed sign program at the commercial center located at 721 South Indian Hill Boulevard. Applicant – Sushil Capital, LLC

This item starts at 1:09:07 in the archived video.

City Planner Veirs presented a PowerPoint presentation and addressed Commissioners' questions regarding scale, the two-tenant monument sign, and the signs' impact on the neighborhood.

Ashok Patel, the Applicant, discussed the effort to make these the signs as subtle and appropriate as possible considering the location. Regarding the two-tenant sign, it is uncertain whether a future tenant will agree to placement below Marriott. If not, the two-tenant sign will be a side-by-side configuration. He hopes the hotel will open in February.

Chair Neiuber invited public comment.

Vicki Noble, lives across the street. Mr. Patel has been a great neighbor and has responded to her privacy concerns. She is concerned about seeing light shining in over her wall from signs that are over 7'6" tall.

There were no other requests to speak. Chair Neiuber closed public comment.

Commissioner Deal had no comment.

Commissioner Perry likes the sign program and supports the proposal. It is an advantage that two tenants can be on one sign. He is thrilled the lettering is not red; it is more refined and appropriate for the area.

Commissioner Spivack is happy the sign is not red. The signs on the upper part of the building are tasteful. She hopes the future tenant will be okay being below on the two-tenant sign because that is the better option.

Chair Neiuber said it is a good sign program.

Commissioner Perry moved to adopt Resolution 2025-18, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING SIGN REVIEW FILE #25-S04, FOR A PROPOSED SIGN PROGRAM FOR BUILDING MOUNTED HOTEL SIGNS AND A TWO-TENANT MONUMENT SIGN TO BE LOCATED AT 701-721 SOUTH INDIAN HILL BOULEVARD. APPLICANT – SUSHIL CAPITAL, LLC; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Deal; and carried on a roll call vote as follows:

AYES: Commissioner – Deal, Neiuber, Perry, Spivack

NOES: Commissioner – None

ABSENT: Commissioner – Bennett, Castillo, Tucker

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

ADMINISTRATIVE ITEMS – None

REPORTS

This item starts at 1:48:58 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

Chair Neiuber reported that the City Emergency Preparedness Committee has completed their work and updated the plan for the City. It goes to City Council soon.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 9:04 PM.

Chair

ATTEST:

Administrative Assistant