

**ARCHITECTURAL AND PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, May 27, 2026 – 7:00 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

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

Christopher Veirs, City Planner; Catherine Lin, Senior Planner;
Jordan Goose, Associate Planner; Melissa Sanabria, Administrative
Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 0:01:05 in the archived video.

City Planner Veirs announced the reclassification of Jordan Goose from Assistant Planner to Associate Planner.

PUBLIC COMMENT

This item starts at 0:01:49 in the archived video.

Commission Secretary Sanabria announced that two written general public comments had been received.

Chair Neiuber invited public comment.

Unidentified Speaker requested that an owner's consent be included in the Register Listing nomination process. She cited that the State has an owner consent clause in the nomination of a historic monument and believes that the City should as well. Unidentified Speaker voiced her love for her home and shared her concern for her home being added to the Register.

John McDermott shared that he is one of the owners of a commercial building that was nominated to be included on the Local Register, and that a written expression of concern had been provided. He expressed support for owner consent for historical designations. He highlighted that his building's interior has been altered for medical use and raised concerns that the designation might restrict necessary modifications to accommodate new technology, requiring Commission approval for each change.

Laura Jaoui explained that she was out of the country when the notice regarding the inclusion of properties in the Register was sent. She requested that property owners be given input on whether their home should be added to the Register. Ms. Jaoui expressed her concerns about the potential impact on resale value and whether this designation could deter future buyers.

Unidentified Speaker thanked the Commission for holding the study session and for postponing the vote on the Register Listing nominations. He voiced support for holding a question-and-answer session with Claremont Heritage or a smaller group to help residents gain a better understanding. While he is not opposed to the designation, he and others feel they lack sufficient information. He expressed appreciation for the Commission's efforts and hopes for continued open dialogue.

There were no additional requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:11:02 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 Spivack; and carried on by roll call vote as follows:

AYES: Commissioner – Deal, Neiuber, Perry, Spivack, Tucker

NOES: Commissioner – None

ABSTENTIONS: Commissioner – Bennett, Castillo (due to their absence at the April 29, 2026, meeting)

ABSENCES: Commissioner – None

1. Architectural and Preservation Commission Meeting Minutes of April 29, 2026
Approved and filed.

PUBLIC HEARINGS - None

ADMINISTRATIVE ITEM

This item starts at 0:12:54 in the archived video.

2. Study Session on Historic Register Listings in the City of Claremont

Prior to staff's presentation, City Planner Veirs clarified that the study session was aimed at learning more about the existing Council policy, which is contained in a recent an Ordinance that was passed in July 2024. He noted that the ordinance includes the ability to move forward with nomination for a listing without owner consent. He highlighted that owner consent was not a point of discussion this evening, as it is set policy that has been codified. He emphasized

goal of this evening's study session would be to learn more about the existing policy and how it will be implemented moving forward.

Associate Planner Goose presented a PowerPoint presentation with City Planner Veirs providing additional supporting information. Both Associate Planner Goose and City Planner Veirs addressed Commissioners' questions relating to: the Ordinance's list of potential benefits of designation and how to make that criteria clearer for homeowners; if inclusion in materials and social media is voluntary; the California Historic Building Code and its benefits; whether modifications to a property's interior are impacted by the Register Listing designation; Register criteria and property selection; reducing the number of listings brought before the Commission; the DPR 523A-L form; whether homeowners can contribute additional details about their property; the City's goal for listing properties; the standard Design Review criteria for non-historic properties; the number of Mills Act contracts that can be approved per year; what happens when exterior character-defining features only face the street; what if a property does not propose improvements; the ability to make reversible changes to a property; whether a fact sheet is available for homeowners; whether community member concerns can be tracked; disaster relief assistance for historic homes; if local realtors could provide information regarding the economic benefit of being listed; if there was a standard or mechanism for homeowners to object to a designation; process to table a designation; and the possibility to extend the notification time for property owners.

Chair Neiuber invited public comment.

Unidentified Speaker voiced support for increased transparency for property owners regarding eligibility and preservation needs. The Speaker also appreciated the removal of non-standardized fee waivers as a benefit and suggested excluding the Mills Act as one if there were limited annual allowances. The speaker hoped for clarification on the process for minor repairs and alterations to properties.

John McDermott expressed his disagreement with the description of the interior features as "architecturally significant" for his property. City Planner Veirs clarified if John was specifically referring to the waiting room area. John confirmed that he was discussing both the waiting room and the office, as well as any other areas that are not historically significant.

Laura Jaoui found the discussion productive and interesting, but expressed concerns about her property. She doubts that the designation will help with its sale due to its proximity to Institutional Zoning. Although her property is not in disrepair, she has postponed maintenance and is worried about potential piping issues affecting its appearance. Furthermore, Ms. Jaoui does not want her home, which was designed and built by her father, added to the Register Listings without flexibility for modifications.

Evie Mezini thanked the Commission for their questions but raised concerns about the DPR forms. She questioned the inclusion of some properties over others and noted that her own property's extensive renovations were not listed. Ms. Mezini also expressed confusion about the process for making exterior changes and whether it would involve additional steps. Lastly, she asked how homes could be properly assessed with incomplete information on the DPR forms.

Unidentified Speaker thanked the Commission for the study session and suggested forming small working groups with Claremont Heritage or local community members to share their experiences with the Register Listing process. The speaker expressed confusion about the

Mills Act, stating that limiting approvals to six per year is inadequate given the high volume of listings being brought before the Commission. While appreciating both staff and the Commission's efforts, the speaker noted that further questions remain. They also inquired about the Local Register Listings Committee special meeting scheduled for the next day.

City Planner Veirs addressed Unidentified Speaker and explained that the special meeting was to attend a webinar training and that the public was welcome to attend. The speaker asked if the Committee would share what was learned during the webinars at a future meeting.

There were no additional requests to speak.

Public comment was closed.

City Planner Veirs addressed questions posed during public comment and explained the Certificate of Appropriateness and Design Review process.

Chair Neiuber requested that City Planner Veirs explain the Mills Act process, the number of Mills Act requests received in a year and provide clarification on whether being on the Register will result in an application to the Mills Act.

Commissioner Spivack shared that as the Mills Act process becomes more visible, the number of applications received may increase. Chair Neiuber shared that if the number of Mills Act applications increases, they can reach out to the City Council to increase the number of applications per year.

City Planner Veirs also addressed questions regarding the ability to sell a home on the Register to an institution, reasoning for the large batch of listings previously brought before the Commission, and whether remodeled homes would be listed.

Commissioner Spivack asked if the DPR forms had been changed for homes where major changes occurred, and if it was possible to look at DPRs before going before the next Commission meeting.

The study session was received and filed.

REPORTS

This item starts at 02:10:41 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. He also shared an update regarding the Residence Inn being close to opening, and shared that in a few weeks, the 30-day lighting review would begin.

Commission/Committee

Chair Neiuber noted that the introduction of trees to North San Jose Avenue and the median was put in ahead of time, which would help with the light glare to surrounding properties. He also noted that the windows on the North side were limited.

Commissioner Bennett shared that the Public Art committee had not met and had no updates. He voiced concern about his role in the Local Register Listings Committee since his term on the Commission ends in July 2026. City Planner Veirs noted that the subcommittee would likely finish its work before then.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 9:18 PM.

Chair

ATTEST:

Administrative Assistant