

**ARCHITECTURAL AND PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, July 23, 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 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: BENNETT, CASTILLO, NEIUBER, PERRY,
SPIVACK

ABSENT

NONE

ALSO PRESENT

Chris Veirs, Principal Planner; Catherine Lin, Senior Planner; Jasmin
Hurtado, Associate Engineer; Pearl Juarez, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

There were no ceremonial matters, presentations, or announcements.

PUBLIC COMMENT

This item starts at 0:00:58 in the archived video.

Chair Neiuber invited public comment.

Commission Secretary Juarez announced that there were no public comments.

There were no requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:02:48 in the archived video.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Perry requested an amendment to add additional details to his comments regarding the use of trees native to the desert and the high fire character of the shrub palette.

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

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

1. Architectural and Preservation Commission Meeting Minutes of June 11, 2025
Approved and filed.

PUBLIC HEARINGS

This item starts at 0:05:19 in the archived video.

2. Architectural and Site Plan Review #25-A02, Final Design Review for 55 Single-Family Detached Homes on a 9.58-Acre Site at 2475 Forbes Avenue (La Puerta School Site (APN: 8670-003-900)). Applicant – Taylor Morrison

Principal Planner Veirs presented a PowerPoint presentation. He addressed inquiries from the Commissioners regarding interface between water conservation standards and fire safety, how the MWD easement will work with the existing landscape, the maintenance of the pocket park, if there is an possibility for the HOA to close the pocket park due to safety issues, and if staff could give input on the impacts associated with recent revisions to the fire hazard severity zone maps in the upcoming Emergency Preparedness Committee meeting.

Susan McDowell, Taylor Morrison, presented a PowerPoint presentation about the company. She and the architect addressed Commissioner Spivack's inquiry regarding possible revisions to the current design to the front of the homes.

Chair Neiuber invited public comment.

Unidentified speaker, Claremont Resident, expressed her concerns about the one entrance and exit. She suggested there should be at least two ways in and out of the neighborhood.

Unidentified speaker, Claremont Resident, inquired about the height of the trees that will be placed on the southside wall and whether a traffic study would be conducted on Forbes Avenue and Baseline Road.

Unidentified speaker, Claremont Resident, inquired about the planned elevations for the homes, as he is concerned that his views will be blocked. He also asked if the same type of fire hazardous trees (Red Ironbark Eucalyptus Trees) on their side of the street would be removed as well.

Unidentified speaker, Claremont Resident, asked why there is no written record that Claremont Unified School District still owns the western side of the property, and how Taylor Morrison can make a profit by building 55 units.

Unidentified speaker, Claremont Resident, expressed concerns regarding the one entrance and exit, the garages being too small, not enough trees to screen out the lights and noise from the sports park, and not enough fire hydrants.

There were no additional requests to speak.

Chair Neiuber closed public comment.

Principal Planner Veirs responded to questions from public speakers regarding the variety of trees on the south side, the need for more than one entry, whether a traffic study will be conducted, if trees on the other side of the project will also be taken down, written information on the sale to Taylor Morrison, fire and water pressure capacity, and screening of noise and light from the sports park.

Associate Engineer Hurtado responded to public comments regarding the grading plan between the finished floor elevation of the streets that line Forbes Avenue versus the other streets, and whether five feet of fill is coming in and causing a big build-up.

Commissioner Perry stated that he is satisfied with the design and architectural style. He appreciates the attention to detail that Commissioner Spivack addressed regarding the design to the front of the homes. He continued by giving his observations regarding the minimal landscaping opportunity for the homeowners with the amount of shade and small spaces.

Commissioner Spivack expressed her concern regarding the one entry point and suggested the City look into a secondary entrance. She also thinks a pedestrian access on the northern side would be a good emergency exit. Overall, she is happy with the project. She inquired if ready-made shade was an option for trellises.

Commissioner Bennett likes the approach taken with the setbacks to limit vegetation and the materials used to prevent fire from entering under the eaves and into the attic. He thinks they did a good job with the design.

Vice-Chair Castillo likes the variety of elevations, the addition of the pocket park, and the addition of fire sprinklers to the homes, but she is not a fan of the Z-lots. She supports changing the trees' height and would like to see another point of entry. She asked if Staff could add an emergency gate at the northwestern corner.

Chair Neiuber appreciates that the applicant has addressed most of the concerns from the last discussion. He likes the architectural design, the inset windows, and the extension of the eaves. He clarified that this project and the sports park are separate.

Vice-Chair Castillo moved to adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A02, FINAL DESIGN REVIEW FOR 55 SINGLE-FAMILY DETACHED HOMES ON A 9.58-ACRE SITE AT 2475 FORBES AVENUE. APPLICANT – TAYLOR MORRISON; 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 – Bennett, Castillo, Neiuber, Perry, Spivack

NOES: Commissioner – None

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

3. Architectural and Site Plan Review #24-A10, Proposed Adaptive Reuse of 251 East Tenth Street and Addition of a New Three-Story Building to House the Psychology and Dance Departments. Applicant – Scripps College

Senior Planner Lin presented a PowerPoint presentation and addressed Commissioner Spivack's inquiry regarding widening the sidewalk size.

Brian Bloom, Scripps College Project Architect, reviewed the project's high-level details. He addressed Commissioner Spivack's inquiry about adding ornamentation to the east elevation of the Balch and Denison Library.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment

Commissioner Spivack supports this project. She praised the use of red brick to harmonize the new building with the adjacent Garrison Theater complex.

Commissioner Bennett thinks it is a beautiful design. He likes how the design blends in nicely with the red brick from the Garrison Theater and appreciates the sidewalk that will be added to the east side.

Commissioner Perry thinks the architecture is interesting. He did not have additional comments on the architectural design but made extensive observations regarding the landscaping. He also suggested changes to the tree types and planter spaces.

Vice-Chair Castillo loves the adaptive reuse of the existing art building, the balance between the building and addition, and the artistic components of the design. She is okay with the setback reductions proposed along Columbia Avenue and feels that they are appropriate given the surrounding development of the Scripps College Campus.

Chair Neiuber thinks this is a great design. He is also a fan of adaptive reuse. He agrees with Commissioner Perry regarding the suggestion to add taller trees as it will help with the look of the building.

Commissioner Bennett moved to adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #24-A10, FOR THE EXPANSION AND ADAPTIVE REUSE OF 251 EAST TENTH STREET. APPLICANT – SCRIPPS 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 – Bennett, Castillo, Neiuber, Perry, Spivack***

NOES: ***Commissioner – None***

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

ADMINISTRATIVE ITEM - None

REPORTS

This item starts at 02:24:03 in the archived video.

Commission/Committee

Commissioner Bennett did not have any updates on the Public Arts Committee.

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 9:35 PM.

Chair

ATTEST:

Administrative Assistant