

**ARCHITECTURAL & PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, March 26, 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: BENNETT, CASTILLO, CERVERA, NEIUBER, PERRY, SPIVACK, ZIMMERMAN

ABSENT

COMMISSIONER: NONE

ALSO PRESENT

Chris Veirs, Principal Planner; Alyssa Jurkevics, Planning Intern; Jordan Goose, Assistant 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 one public comment was received and distributed.

There were no requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:03:04 in the archived video.

Commissioner Spivack requested to remove Item No. 1 from the Consent Calendar for discussion.

Chair Neiuber invited public comment on Consent Calendar Item No. 2.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Spivack moved to approve Consent Calendar Item No. 2, seconded by Commissioner Castillo; and carried on by roll call vote as follows:

AYES: Commissioner – Bennett, Castillo, Cervera, Neiuber, Perry, Spivack, Zimmerman

NOES: Commissioner – None

1. Planning Commission Meeting Minutes of November 13, 2024

This item was removed from the Consent Calendar.

2. City Council Priorities and 2024-26 Objectives

Received and filed.

Item Removed From the Consent Calendar

This item starts at 0:05:32 in the archived video.

1. Planning Commission Meeting Minutes of November 13, 2024

Commissioner Spivack requested the minutes be amended to add the following sentence to page 4, paragraph 1, "*She expressed concerns regarding how the planned improvements were related to historic preservation and improvement of the home and not just stylistic upgrades.*"

Commissioner Perry moved to approve Consent Calendar Item No. 1, seconded by Commissioner Zimmerman as amended; and carried on by roll call vote as follows:

AYES: Commissioner – Bennett, Castillo, Cervera, Neiuber, Perry, Spivack, Zimmerman

NOES: Commissioner – None

PUBLIC HEARINGS

This item starts at 0:06:48 in the archived video.

3. Sign Review #25-S01 for Proposed New Sign Program for the Descanso Live-Work Units Located at 1030 West Foothill Boulevard – Applicant – Olson Urban Housing, LLC

Principal Planner Veirs introduced Planning Intern, Alyssa Jurkevics.

Planning Intern Jurkevics presented a PowerPoint presentation and addressed Commissioners' inquiries regarding potential vandalism or defacement to the signs, if the sign program will allow for different shapes, and clarification on the base color and where it applies on the sign.

Steve Armanino, Olson Urban Housing, LLC has worked on this project from the entitlement phase to the signage program. He addressed Commissioners' inquiries regarding potential vandalism and defacement, sign program contents, sign illumination, if there will be a porch light next to the sign, the minimum measurements required for the signs, what the cantilever or the distance of the structural component should be, the contrast in color between the sign

background and the logo, cameras being installed along the front of the building, the HOA's involvement in regulating sign illumination, and building setbacks.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Perry stated that the graphics, colors, and flexibility complement the architecture and are appropriate. The HOA will have the option to govern these aspects. He supports what is being proposed.

Commissioner Cervera is concerned that the door height and depth of the awnings may be an obstruction and is considering staff's request for the 8-foot clearance from the sidewalk. He would have liked to see the renderings.

Principal Planner Veirs stated that it would not be an obstruction, the hanger bar would be closer to being in line with the eaves.

Commissioner Zimmerman would have liked to see the relationship between the building, planter, signage, and any landscaping at an eye level. He supports the signage.

Commissioner Spivack appreciates that there is an HOA, especially as it relates to sign appearance, potential window signage, and illumination as it gets dark. She appreciates the thought and design.

Commissioner Bennett is interested in seeing if the commercial element will be a challenge for the HOA community. The HOA will need to be very responsive.

Vice Chair Castillo agrees with the Commissioners. Olson has covered all of their basis and the project makes a lot of sense.

Chair Neiuber stated that it is a good sign program. He is supportive of this project.

Commissioner Perry is concerned about visitor parking. He recommends for an arborist to retrim the street trees in the areas that were trimmed back to accommodate for the construction.

Principal Planner Veirs stated that hedges and significant trees have been planted to address concerns regarding the building exposure on the west end. He also described the planter in front of the workspaces for which these signs are permitted.

Commissioner Spivack asked if it is optional for a business to put up a sign and what the requirements would be for the looks of it. She also asked about the fee requirement. Mr. Armanino addressed Commissioner Spivack's questions.

Commissioner Zimmerman moved to Adopt Resolution No. 2025-01, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING SIGN REVIEW FILE #25-S01, FOR PROPOSED

NEW SIGN PROGRAM FOR THE DESCANSO LIVE-WORK UNITS, LOCATED AT 1030 WEST FOOTHILL BOULEVARD. APPLICANT: OLSON URBAN HOUSING LLC; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Bennett; and carried on a roll call vote as follows:

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

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

4. Register Listing #25-RL01, Review of Request to Delist Residence Located at 245 West Eleventh Street from the Claremont Historic Register – Applicant – Laura Cayley, Property Owner

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the ability to make improvements to the property if it remains on the historic registry, requested delistings in this area, the property's historical registry, and Claremont Heritage's public comment.

Laura Cayley, applicant, spoke about CC Johnson, his historical significance in Claremont, and the properties she owns. She is an investor who restores homes, not a developer. She was surprised with the content of the letter from Claremont Heritage.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Zimmerman is supportive of the delisting as there is not a lot of historical value. He would be happy to see something new or refurbished.

Commissioner Perry supports the delisting due to changing times, alterations, and other components that do not comply with the historic intent. Keeping the property listed could be burdensome.

Commissioner Bennett agrees with the City's recommendation, as he does not consider the property as being remarkable and the area is full of eclectic designs.

Commissioner Cervera disagrees with the delisting as it sets a bad precedent and leans on Claremont Heritage's comments.

Commissioner Spivack concurred with Commissioner Cervera and believes the applicant's intentions are honorable. Since being renamed the Architectural and Preservation Commission, the delisting should be reviewed thoroughly. She is hopeful that the applicant will move forward with the renovations, based on Staff's review.

Commissioner Castillo agrees with Commissioner Cervera and Spivack. The property location is enough for her to not recommend delisting, as it is the oldest residential area. This can be a very slippery slope.

Chair Neiuber is also opposed to the delisting as the house is associated with events and a significant person in Claremont's history. The delisting will not have any effect on the proposed remodel.

Commissioner Spivack hopes the City can fast track any changes the applicant makes with limited restraints considering the investment that has already been put into the property.

Commissioner Perry sees a conflict between a house built in 1908 that has lost its integrity versus creating a brand-new craftsman-style front-end home. This is contradictory to true preservation.

Chair Neiuber stated that a restoration and rehabilitation can be done. In some cases, a rehabilitation will adopt something from the period in which it was built.

Commissioner Bennett stated that there is no original design known and does not know what is being preserved.

Commissioner Zimmerman commented on the difference between architectural and historic value.

Commissioner Spivack made a request to have pictures of the interior for future review to get a complete picture of the project.

Principal Planner Veirs clarified that if the delisting is denied, the Commission would need to direct staff to return with a denial resolution, the applicant would likely withdraw the request rather than pay for the staff time to go through that process, and because the delisting was either denied or approved, the renovation would still need to be brought back to the Commission for approval of a Certificate of Appropriateness as the property would still be listed.

Commissioner Castillo moved to Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA RECOMMENDING APPROVAL OF REGISTER LISTING #25-RL01, REVIEW OF REQUEST TO DELIST RESIDENCE LOCATED AT 245 WEST ELEVENTH STREET FROM THE CLAREMONT HISTORIC REGISTER – APPLICANT – LAURA CAYLEY, PROPERTY OWNER; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Bennett; and carried on a roll call vote as follows:

AYES: Commissioner – Bennett, Perry, Zimmerman

NOES: Commissioner – Castillo, Cervera, Neiuber, Spivack

Motion did not pass. Another motion will need to be made to deny the delisting.

Commissioner Castillo moved an alternative to the recommendation, Express intent to recommend denial of the request, specifically identifying the criteria Of Section

16.302.070 of the Municipal Code that cannot be met and continue them item to April 9, 2025, for adoption of a resolution recommending that the City Council deny the request. Seconded by Commissioner Cervera; and carried on a roll call vote as follows:

AYES: Commissioner – Castillo, Cervera, Neiber, Spivack

NOES: Commissioner – Bennett, Perry, Zimmerman

Neiber announced this decision can be appealed within ten calendar days.

4. Architectural and Site Plan Review #24-A08, Review of Proposed Exterior Remodel in a Historic District of the Existing Single-Story Residence Located at 245 West Eleventh Street – Applicant – Laura Cayley, Property Owner

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners’ inquiries regarding the color chart, if a different architectural design can be proposed for this home, design of the home, and the French doors.

Applicant Laura Cayley withdrew both applications for the delisting and remodel.

ADMINISTRATIVE ITEM

There were no administrative items.

REPORTS

This item starts at 02:16:36 in the archived video.

Staff

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

Commission/Committee

Commissioner Bennett provided an update on the Public Art committee meetings.

Commissioner Perry suggested for work sessions in-lieu of cancelled Commission meetings.

ADJOURNMENT

Chair Neiber adjourned the meeting at 9:43 PM.

Chair

ATTEST:

Administrative Assistant