

CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION SPECIAL MEETING AGENDA

*"We are a vibrant, livable, and inclusive community dedicated to quality services,
safety, financial strength, sustainability, preservation, and progress
with equal representation for our community."*

City Council Chamber
225 Second Street
Claremont, CA 91711



Thursday
November 13, 2025
7:00 PM

COMMISSIONERS

JOHN NEIUBER
CHAIR

MILES BENNETT

LISA CASTILLO

JENNIFER DEAL

ROBERT PERRY

GEORGEANN SPIVACK

LAUREL TUCKER

Meetings are open to the public for in-person attendance. The meeting will be live streamed via Zoom, technology permitting. Members of the public will not be able to provide public comment via Zoom. To watch the meeting via Zoom, use the following link: <https://zoom.us/j/98460848259>. To listen via telephone dial (213)338-8477, Webinar ID: 984 6084 8259. The recorded meeting will be uploaded to the City website and archived.

OPTIONS FOR PUBLIC COMMENT:

Public comment may be provided by one of the following methods. Each speaker will be given up to three (3) minutes to provide their comment.

IN-PERSON LIVE COMMENTS

When the item you wish to speak to is announced, please proceed to the speaker's podium one by one.

E-MAIL/MAIL

Written comments sent to the Architectural and Preservation Commission will be distributed to the Commission and imaged into the record of the meeting. Email: pjuarez@claremontca.gov. Mail: PO Box 880, Claremont, CA 91711. Written comments submitted after publication of the agenda will be made available in the document archive system on the City website as soon as possible - www.claremontca.gov.

**For assistance, comments, or more information please contact Pearl Juarez, Commission
Secretary, (909)399-5499.**

CALL TO ORDER THE MEETING OF THE ARCHITECTURAL AND PRESERVATION COMMISSION

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENT

The Commission has set aside this time for persons who wish to comment on items that are not listed on the agenda, but are within the jurisdiction of the Commission. Members of the public will have the opportunity to address the Commission regarding all items on the agenda at the time the Commission considers those items.

General public comment will be taken for 30 minutes and will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the Commission from taking action on oral requests relating to items that are not on the agenda. The Commission may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine. The Commission may act on these items by one motion following public comment. Only Commissioners may pull an item from the Consent Calendar for discussion, reading of resolutions and ordinances will be waived.

1. ARCHITECTURAL AND PRESERVATION COMMISSION MEETING MINUTES OF OCTOBER 29, 2025

Recommendation: Staff recommends the Architectural and Preservation Commission approve and file the regular Architectural and Preservation Commission meeting minutes of October 29, 2025.

Attachment(s): Draft Architectural Commission Meeting Minutes of October 29, 2025

PUBLIC HEARINGS

2. REVIEW OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT REQUEST #25-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 424 HARRISON AVENUE. APPLICANT AND PROPERTY OWNER(S) - RILEY RICHARDS AND AVALON ALVA-RICHARDS

- Recommendation:** Staff recommends the Architectural and Preservation Commission:
- A. Adopt 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-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 424 HARRISON AVENUE - APPLICANT AND PROPERTY OWNER(S): RILEY RICHARDS AND AVALON ALVA-RICHARDS; and
 - B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s):

- Draft Mills Act Contract
- Draft APC Resolution
- Estimated Tax Savings Calculation
- Adopted Procedures for Review and Approval of Historic Property Contracts
- Photo Survey
- Improvement Plan
- Primary Record

3. REVIEW OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT REQUEST #25-MA04 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1111 NORTH INDIAN HILL BOULEVARD. APPLICANT AND PROPERTY OWNER(S): DAVID RYAN AND JACQUELINE MUHR

- Recommendation:** Staff recommends the Architectural and Preservation Commission:
- A. Adopt 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-MA04 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1111 NORTH INDIAN HILL BOULEVARD - APPLICANT AND PROPERTY OWNER(S): DAVID RYAN AND JACQUELINE MUHR; and
 - B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

<u>Attachment(s):</u>	<u>Draft Mills Act Contract</u>
	<u>Draft APC Resolution</u>
	<u>Estimated Tax Savings Calculation</u>
	<u>Adopted Procedures for Review and Approval of Historic Property Contracts</u>
	<u>Photo Survey of the Subject Property</u>
	<u>Improvement Plan</u>
	<u>Historic Registry</u>
	<u>Historic Photo</u>
	<u>Claremont Home Tour</u>
	<u>Mary Ilsley Interview</u>
	<u>Pictorial History of Claremont Reference</u>

ADMINISTRATIVE ITEMS - None

CONTINUED PUBLIC COMMENT

This time is reserved for those persons who were unable to speak earlier in the agenda because of the 30-minute time restriction.

REPORTS

Staff

Commission/Committee

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION WILL BE HELD ON NOVEMBER 26, 2025, AT 7:00 PM, IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, MELISSA SANABRIA, ADMINISTRATIVE ASSISTANT OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON NOVEMBER 6, 2025, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: NOVEMBER 14, 2025