

**ARCHITECTURAL AND PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, February 11, 2026 – 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: CASTILLO, DEAL, NEIUBER, PERRY, TUCKER

ABSENT

COMMISSIONER: BENNETT, SPIVACK

ALSO PRESENT

Chris Veirs, City Planner; Daniel Kim, Assistant Planner; Melissa Sanabria, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

There were no ceremonial matters, presentations, or announcements.

PUBLIC COMMENT

This item starts at 0:01:00 in the archived video.

Commission Secretary Sanabria announced that no written, general public comments had been received.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:02:58 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, Tucker
NOES: Commissioner – None
ABSTENTION: Commissioner – Castillo
ABSENT: Commissioner – Bennett, Spivack

Commissioner Castillo abstained from voting on the Consent Calendar due to not being present at the Architectural and Preservation Commission Meeting on January 28, 2026.

1. Architectural and Preservation Commission Meeting Minutes of January 28, 2026
Approved and filed.

PUBLIC HEARINGS

This item starts at 00:04:38 in the archived video.

Commissioner Tucker recused herself from Item 2 due to her financial relationship with The Tucker Schoeman Venture at 00:05:05 in the archived video.

2. Architectural and Site Plan Review #25-A05, Review of a Two-Story Addition, Basement Addition, and Renovation to a One-Story Single-Family Residence Located at 1155 Harvard Avenue. Applicant - The Tucker Schoeman Venture

Assistant Planner Kim presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the fence height, reasoning for the cut-outs in the fence, color scheme, and the bump-out setback.

City Planner Veirs provided clarification regarding the fence and color scheme. Chair Neiuber provided additional clarification regarding the fence location.

Mark Shoeman, Architect, provided additional information regarding the design changes including: roof elevation, wood siding, color scheme, fence location, and privacy concerns regarding second story windows.

Chair Neiuber invited public comment.

There were no requests to speak.

Public comment was closed.

Commissioner Deal expressed her approval for the more subtle design that emulates what an addition from the 1950s would have looked like. She appreciated the roof modification and the removal of the boards on the balcony. She also liked the fence and the incorporation of glass on the garage door.

Commissioner Perry acknowledged the significant improvements to the design and supported the roofline and color choices that complement the Harvard and 12th Street area. However, he expressed concerns about the overwhelming mass and scale of the south and west sections compared to nearby structures, particularly to the west. While he appreciated the design's

integrity, he remains worried about its scale in relation to the neighboring buildings and the historic district's character.

Vice Chair Castillo expressed appreciation for the improvements, highlighting the new fence setback, as well as the cut-outs, which look lighter and less heavy. She noted that adding a second story will increase mass, but privacy concerns have been well considered with window placement. However, Vice Chair Castillo noted that the south-facing windows should be obscured. While the design is a bit modern, it still maintains the home's integrity, contributing to Claremont's eclectic character.

Chair Neiuber supported the project's changes, particularly the roof design and how the addition design aligns with what would be seen in the 1950s-1960s. He noted that it follows the yet-to-be-adopted City's Design Guidelines for additions, recommending back extensions and no second stories in the front, as line of sight is very important. The wide siding and color scheme are appropriate to this era and architectural style. He believed the neighboring landscaping to the west and obscured glass would maintain privacy. Although initially hesitant about the fence, he acknowledged that it complied with City code and found the addition suitable without blocking the home's street view.

Commissioner Perry requested that the Commission revisit the scaling and massing of the design, particularly regarding its impact on the property to the west. He expressed concerns about the landscaping on the western side not being maintained by the end of the project, as well as potential lighting impacts on the neighboring house. The project complies with City codes, but he is worried about the repercussions it will have on nearby properties, especially the one to the west.

City Planner Veirs clarified the language of Condition C in the Draft Resolution regarding the fence's height, location, and landscaping. He informed the Commissioners that they could add another condition requiring the west and south-facing windows to use obscured or frosted glass.

Chair Neiuber clarified that the landscape that he was referencing was located on the neighboring property to the west and would not be removed.

City Planner Veirs addressed clarifying questions by Commissioner Perry and Chair Neiuber regarding the setbacks and the Resolution language regarding modifications to the fence.

Mark Shoeman, Architect, returned to answer Commissioners' inquiries regarding the fence, landscaping, gate, and lighting.

Vice Chair Casillo remained supportive of the project as it stands. If a vote were to take place, she would prefer to either push back or lower the fence to create a softer appearance in its design.

Chair Neiuber expressed support for the language in the Draft Resolution concerning the height and placement of the fence.

Vice Chair Castillo moved to adopt Resolution No. 2026-02, a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #25-A05, FOR A TWO-STORY ADDITION, BASEMENT ADDITION, AND RENOVATION TO THE SINGLE-

FAMILY RESIDENCE LOCATED AT 1155 HARVARD AVENUE, with the added condition that requires obscured or frosted glass for the west and south second-story windows - ***APPLICANT: THE TUCKER SCHOEMAN VENTURE; 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 – Castillo, Deal, Neiuber, Perry***
NOES: ***Commissioner – None***
ABSTENTION: ***Commissioner – Tucker***
ABSENT: ***Commissioner – Bennett, Spivack***

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

Commissioner Tucker returned to the dais at 00:52:51 in the archived video.

This item starts at 00:53:09 in the archived video.

3. Extension Of Time Request For Architectural And Site Plan Review #21-A01, Proposed Demolition Of Oldenborg Center Located Near The Center Of The Pomona College Campus And Replacement With A New Language Immersion Residence Hall And Center For Global Engagement. Applicant - Pomona College

City Planner Veirs presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the project architect. He also shared that Brian Faber, Project Manager, was unable to make the meeting.

Chair Neiuber invited public comment.

There were no requests to speak.

Public comment was closed.

Commissioner Tucker noted that the proposed building will fit the character of Pomona College and shared her approval of providing an extension to get a quality design.

Commissioner Perry shared that he was part of the initial review and expressed his support for the project as it was well-conceived. He also found that the time extension was reasonable and appropriate.

Commissioner Deal shared that she had not been to the site but liked the design and voiced her approval for extending the timeline if additional time was needed.

City Planner Veirs explained that while the design has been approved, the vote will focus specifically on extending the timeline.

Vice Chair Castillo recalled that the project was complicated. She expressed approval that it was nearly ready and endorsed the extension.

Chair Neiuber had no comments.

Commissioner Perry moved to adopt Resolution No. 2026-03, a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING AN EXTENSION OF TIME REQUEST FOR ARCHITECTURAL AND SITE PLAN REVIEW #21-A01, FOR THE PROPOSED DEMOLITION OF OLDENBORG CENTER LOCATED NEAR THE CENTER OF THE POMONA COLLEGE CAMPUS AND REPLACEMENT WITH A NEW LANGUAGE IMMERSION RESIDENCE HALL AND CENTER FOR GLOBAL ENGAGEMENT (LIRH/CGE). APPLICANT - POMONA 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 – Castillo, Deal, Neiuber, Perry, Tucker
NOES: Commissioner – None
ABSENT: Commissioner – Bennett, Spivack

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

ADMINISTRATIVE ITEMS – None

REPORTS

This item starts at 01:03:37 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 gave an update on the installation of new signs at the Residence Inn.

Commission/Committee

Commissioner Perry asked City Planner Veirs for updates on the removal of reflective raised pavement markers in the Village area and the Ficus tree root barriers near Motel 6. Commissioner Perry provided insights on plant and tree root systems and their growth in urban environments, particularly in relation to Claraboya.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 8:21 PM.

Chair

ATTEST:

Administrative Assistant