

RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING CONDITIONAL USE PERMIT #25-C06, A REQUEST TO ALLOW THE ON-SITE CONSUMPTION OF WINE (TYPE 42) AND OFF-SITE SALES OF WINE (TYPE 20) AT A PROPOSED SAKE MUSEUM, CLASSIFIED AS A SPECIALTY WINE BUSINESS AND SMALL INSTRUCTIONAL CLASSES REGARDING SAKE, SHOCHU, AND JAPANESE CULTURE AND ART, LOCATED AT 532 WEST FIRST STREET, UNIT 209. APPLICANT – LIBBY TSENG (DBA YAMAMORI & JIOU JIU SHANG, INC)

WHEREAS, on September 22, 2025, the applicant submitted an application for Conditional Use Permit File #25-C06 to allow the on-site consumption of wine (Type 42) and off-site sales of wine (Type 20), and to allow small educational classes for a new Sake Museum in the Village Expansion Specific Plan area at 532 West First Street, Unit 209; and

WHEREAS, the proposed Sake Museum is located within the General Plan designation of Claremont Village and zoning designation of Village Expansion Specific Plan (VESP) – Specific Plan 8 in the Commercial Mixed Use (CMX) sub-area where on-site alcohol sale and consumption in conjunction with a specialty wine business and educational classes are subject to the approval of a Conditional Use Permit (CUP); and

WHEREAS, notice of a public hearing was duly given and the above-mentioned site was posted on April 23, 2026; and

WHEREAS, the Planning Commission held a public hearing on May 5, 2026, at which time all persons wishing to testify in connection with said proposal were heard and said proposal was fully studied.

NOW, THEREFORE, THE CLAREMONT PLANNING COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Planning Commission has determined that the proposed on-site sales and service of wine and offering of small educational classes are categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (Class 1) for existing facilities, in that the project entails the leasing of an existing tenant space within a private structure involving a negligible expansion of use beyond that which currently exists. Therefore, no further environmental review is necessary.

SECTION 2. The Planning Commission makes the following findings in regard to the proposed CUP for the above-described uses:

- A. Sake Museum will occupy a live/work tenant space in the Packing House building that is approximately 1,114 square feet, of which 197 square feet is for structured instructional space for professional wine certificates and general wine appreciation class, and is the only area where wine will be served (17% of gross square footage). This is adequate size and shape to accommodate the proposed class size of no more than 12 students. The Packing House was designed for a variety of retail, restaurant, service-related businesses, and live/work

professionals and small businesses. The proposed hours of operation will not have an adverse impact on the mixed-use environment as it will be located in an existing tenant space with no additional square footage added to the tenant space.

- B. The proposed Sake Museum with small classes, alcohol sales, and alcohol service in the form of small tastings relates to streets and highways in that it can be directly accessed from roadways that are sufficiently sized to accommodate the mix of uses in the Packing House area. Approval of this requested CUP is not anticipated to generate a significant increase in traffic that will not relate properly to the streets serving the site.
- C. The proposed Sake Museum with small classes, alcohol sales, and alcohol service in the form of small tastings will not impair the integrity and character of the zone in which it is located or otherwise have an adverse effect on adjacent property or the permitted use thereof. The alcohol sales and service are appropriate as it will only be served in moderate amounts and under supervision by staff members who are RBS (Responsible Beverage Service) certified by the California Department of Alcoholic Beverage Control. The proposed class sizes will be limited to 12 students maximum, and the business hours of operation will cease by 9:00 PM each night will eliminate adverse effects such as excessive noise.
- D. The proposed hours of operation are not contrary to the General Plan. Rather, approval of the requested CUP will support the goals of the General Plan to encourage economic and social activity in commercial and mixed-use areas of the City. Specifically, approval of the CUP for a new Museum with small classes, alcohol sales, and alcohol service in the form of small tastings supports General Plan Goal 3-1, to “Maintain a strong, diversified economic base,” and General Plan Policy 3-1.1 to “Encourage a variety of businesses to locate in Claremont, including...restaurants/entertainment, to promote the development of a diversified local economy.”
- E. The proposed Sake Museum with small classes, alcohol sales, and alcohol service in the form of small tastings will not endanger or otherwise constitute a menace to public health, safety, or general welfare as it will allow for a cultural education establishment with alcohol within the Packing House to operate in an established area intended for such uses. Conditions of approval included in this Resolution give the City of Claremont the authority to revoke the CUP if it is discovered that the business owner is violating state regulations or any condition(s) of this approval. Moreover, the use continues to be subject to the operating conditions imposed by the California Department of Alcoholic Beverage Control (ABC), which regulates and monitors the manner in which alcoholic beverages are sold in the State.
- F. In addition, each of the criteria contained in Section 2.3.4 of the Village Expansion Specific Plan required for any “Specialty Wine Business” are met as follows:

- i. At least 40% of gross alcohol sales for the business are expected to be for off-site consumption in that any on-site service will be small tastings given as part of class tuition. All direct retail sales will be for off-site consumption.
- ii. Tastings will be provided.
- iii. Snacks and appetizers will be provided as pairings with tastings of the various types of Sake and Shochu.
- iv. Seating for alcohol service is limited to less than 30% of gross floor area.
- v. No sale of beer for on-site consumption is proposed for the business.

SECTION 3. The Planning Commission hereby approves CUP #25-C06, based on the findings of Section 16.303.040 of the Claremont Municipal Code (CMC) outlined in Section 2 above, and subject to the following conditions:

- A. This CUP approval allows for: the sale of wine (Sake and Shochu) for consumption on or off the premises where sold without food service (California Department of Alcoholic Beverage Control Type-42 License), the retail sale of wine (Sake and Shochu) for consumption off the premise where sold (California Department of Alcoholic Beverage Control Type-20 License); and the holding of small educational classes regarding Japanese art and culture at 532 West First Street, Unit 209.
- B. The approved hours of operation are Tuesday through Sunday (Closed on Mondays):
 - Monday: Closed
 - Tuesday - Thursday: 10:00 AM to 8:00 PM
 - Friday - Saturday: 10:00 AM to 9:00 PM
 - Sunday: 10:00 AM to 7:00 PM
- C. The Sake Museum will adhere to the following protocols when serving alcoholic beverages:
 - i. Alcohol service is strictly limited to organized educational tastings, SSI/WEST certification courses, and guided cultural workshops.
 - ii. The facility shall not include a commercial bar, a standing lounge, or areas for casual drinking.
 - iii. All alcohol services are conducted when customers are fully seated within the structured educational classroom at the rear of the main floor level.
 - iv. Tasting portions are based on attendance. Groups of eight people or less will receive up to four samples. Groups of nine people or less will receive up to six samples. Each sample is two ounces.
 - v. Alcoholic beverages are available for purchase only in sealed full bottles for off-site consumption only and may not be opened and/or consumed within the premises.

- D. Noncompliance with any condition of approval shall constitute a violation of the CMC. Violations may be enforced in accordance with the provisions of Title 16 and/or the administrative fines program of Title 1 of the CMC.
- E. The approved floor plan, furniture type, and layout shall not be modified without prior approval of the Community Development Director or designee.
- F. Serving alcohol shall be continuously supervised by management or employees of the business.
- G. Noise sources associated with this establishment shall not exceed the noise levels of 60 dBA from 10:00 PM to 7:00 AM, and 65 dBA from 7:00 AM to 10:00 PM, as set forth in Chapter 16.154 of the Claremont Municipal Code.
- H. No entertainment shall occur on-site as defined in CMC Chapter 5.45 without City authorization and permit as outlined in Chapter 5.45.
- I. No signage shall be installed on the building exterior or windows prior to approval of a sign permit.
- J. No signs advertising the sale of alcoholic beverages, or other products shall be installed on the exterior of the premises, or within the interior of the premises directed and intended to be visible toward the exterior of the premises in accordance with the provisions of the Claremont Municipal Code.
- K. If the use for which this CUP was granted for (alcohol service for on-site consumption, retail sale of wine (Sake and Shochu) for off-site consumption; and small educational classes) is discontinued for a period of 12 months or more, such use shall not be re-established, and the matter shall be referred to the Planning Commission to initiate the proceedings for the revocation of this Conditional Use Permit. While some shochu varieties are considerably stronger than wine, the applicant's license with the State Department of Alcoholic Beverage Control (ABC), will limit sales and serving to those that are classified as wine.
- L. Prior to commencing the service of a broader line of alcoholic beverages on the premises, the applicant shall obtain the appropriate license from the Department of Alcoholic Beverage Control (ABC), comply with the licensing requirements, and provide evidence of said license to the Planning Division. In the event that there is a conflict between the conditions imposed by the City as part of this CUP approval and those imposed by ABC, the more restrictive provisions shall apply.
- M. The applicant and successors shall operate the subject premises in a safe and sanitary manner at all times, including compliance with curfew and daytime loitering regulations pursuant to the provisions of Title 16 and/or the administrative fines program of Title 9 of the CMC. Continued or repeated violations of any municipal or health code, or other violation, as determined by the City of Claremont, Los Angeles Health Services Department, Department of

Alcoholic Beverage Control, or County of Los Angeles Fire Department, may be grounds for initiation of proceedings for the revocation of this CUP.

- N. The applicant shall maintain the business as a Specialty Wine Business at all times, meeting all of the following criteria as defined and specified by the Claremont Village Expansion Area Specific Plan.
- i. At least 40% of gross alcohol sales for the business are for off-site consumption;
 - ii. Wine (or equivalent alcoholic beverage) tasting is provided;
 - iii. Snacks and appetizers shall be made available for on-site consumption at all times alcoholic beverages are being served; and
 - iv. No more than 30% of the gross floor area of the specialty wine business may be devoted to customer seating and serving area for on-site consumption of wines (or equivalent alcoholic beverage)

The approval of Conditional Use Permit #25-C06 shall be revoked if any of the criteria are not met at any time.

- O. The applicant/owner shall defend, indemnify, and hold harmless the City of Claremont and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees relating to this discretionary approval, including without limitation, a claim, action, or proceeding to attack, set aside, void, or annul this approval, and/or an action by an advisory agency, appeal board, or legislative body concerning this approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval. The City will promptly notify the applicant/owner of any claim, action, or proceeding and will cooperate fully in the defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant/owner shall be responsible to pay the full amount of such an award.
- P. Failure to comply with any of the conditions set forth above, or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

SECTION 4. The Planning Commission Chair shall sign this Resolution and the Commission Secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 5th day of May, 2026.

Planning Commission Chair

ATTEST:

Planning Commission Secretary