

**PLANNING COMMISSION  
REGULAR MEETING MINUTES**

Tuesday, May 20, 2025 – 7 p.m.

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

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**CALL TO ORDER**

Chair Emerson called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

COMMISSIONER: ALVAREZ, DAVIS, EMERSON, ROSENBLUTH,  
WILLIAMSON

**ABSENT**

COMMISSIONER: RAHMIM, WONG

**ALSO PRESENT**

Brad Johnson, Community Development Director; Catherine Lin,  
Senior Planner; Nhi Atienza, Senior Administrative Assistant

**CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS**

There were no ceremonial matters, presentations, or announcements.

**PUBLIC COMMENT**

This item starts at 0:01:05 in the archived video.

Chair Emerson invited public comment.

Commission Secretary Atienza announced that no written public comment had been received.

There were no requests to speak.

Chair Emerson closed public comment.

**CONSENT CALENDAR**

This item starts at 0:03:26 in the archived video.

Chair Emerson invited public comment.

There were no requests to speak.

Chair Emerson closed public comment.

***Commissioner Davis moved to approve the Consent Calendar, seconded by Commissioner Williamson; and carried on by roll call vote as follows:***

**AYES:** *Commissioner - Alvarez, Emerson, Davis, Rosenbluth, Williamson*  
**NOES:** *Commissioner - None*  
**ABSENT:** *Commissioner - Rahmim, Wong*

1. Planning Commission Meeting Minutes of May 6, 2025  
Approved and filed.

## **PUBLIC HEARING**

This item starts at 0:05:14 in the archived video.

2. Variance (File #24-V01), A Request To Allow A Reduced Side Yard Setback To Legalize An Unpermitted Patio Cover In The Rear Yard Of The Property Located At 2743 San Angelo. Applicant – Mark Smits And Roberta Galenti.

Senior Planner Lin presented a PowerPoint presentation and addressed Commissioners' inquiries regarding setbacks, complaint, approval of unpermitted work, code enforcement process, fire concerns/access, reason for certain patios encroaching onto the property line, language for Conditions E & F, contractor information, neighbor's rooftops, patios, and decks, and narrow lot.

Roberta Galenti apologized for not investigating the need for a permit and building without one. She expressed that there are exceptional circumstances for her variance request, as it benefits her property value, privacy, and enjoyment. The patio was self-designed to replace the destroyed palapa for shade and privacy. The structures are not a detriment to the neighbors and would offer her the same enjoyment as her neighbors.

Ms. Galenti and Mr. Smits addressed the Commission's inquiries regarding the patios that impinge on the setback on the south and west side, fire department clearance, construction timeline, achievement of privacy without encroaching on the setbacks, jetting out portions on the south side, outdoor kitchen counter, contractors, and contact with the City and neighbors.,

Director Johnson confirmed that the two adjacent neighbors' decks are permitted, provided clarification on the permit requirement for a patio with a cover versus a deck, notification requirement of neighbors' construction, and corroborated that dirt was thrown over to Ms. Galenti's property during the neighbor's construction.

Chair Emerson invited public comment.

There were no requests to speak.

Public comment was closed.

Commissioner Williamson stated that it is the applicant's responsibility to check with the City before building the patio. That said, the findings can be made; she can overlook the two questionable covers, and the patios are sound structures and attractive.

Commissioner Alvarez understands the importance of privacy, but he cannot approve the encroachment on the setbacks. Building prior to contacting the City is not a good precedent.

Commissioner Davis agrees with Commissioner Williamson. The findings can be made, and the encroachment on the north and south is within the permitted eight-foot setback. He plans to vote yes.

Commissioner Rosenbluth agrees with Commissioners Williamson and Davis on the north side. On the south side, he requested the covers not required for privacy, especially the southwestern cover, be moved further away from the property line, as setbacks are for current and future homeowners. He would approve the project under this condition.

Chair Emerson agrees with Commissioner Alvarez. Due to the lot size, he would reluctantly approve the project and requested the language revision to Section 3F of the Resolution.

***Commissioner Davis moved to adopt Resolution No. 2025-07, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING VARIANCE REQUEST #24-V01 TO ALLOW A PATIO COVER BUILT TO THE SIDE PROPERTY LINES IN THE REAR YARD OF AN EXISTING SINGLE-FAMILY HOME LOCATED AT 2743 SAN ANGELO DRIVE. APPLICANTS – MARK SMITS AND ROBERTA GALENTI, with revisions to Section 3F of the Resolution; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Williamson; and carried on a roll call vote as follows:***

***AYES: Commissioner - Davis, Emerson, Rosenbluth, Williamson***  
***NOES: Commissioner - Alvarez***  
***ABSENT: Commissioner - Rahmim, Wong***

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

#### **ADMINISTRATIVE ITEM** – None

#### **REPORTS**

This item starts at 1:26:35 in the archived video.

#### **Staff**

Director Johnson reported on items of interest from the previous City Council meeting and described future items coming before the Commission.

#### **Commission/Committee**

Director Johnson addressed Commissioner Alvarez's inquiry regarding homeless encampments. Also, at Chair Emerson's request, he will look into a second no-right-turn-on-red sign at Towne and the 210 eastbound exit.

Chair Emerson announced that he will not renew his application for the next term.

**ADJOURNMENT**

Chair Emerson adjourned the meeting at 8:33 PM.

\_\_\_\_\_  
Chair

ATTEST:

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Administrative Assistant