

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

Tuesday, March 17, 2026 – 7:00 PM

Video Recording is Archived on the City Website

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

CALL TO ORDER

Chair Rahmim called the meeting to order at 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: CALLAWAY, DAVIS, EMMERT, RAHMIM,
ROSENBLUTH, WILLIAMSON

ABSENT

COMMISSIONER: 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 0:00:54 in the archived video.

Chair Rahmim invited public comment.

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

There were no requests to speak.

Chair Rahmim closed public comment.

CONSENT CALENDAR

This item starts at 0:02:57 in the archived video.

Chair Rahmim invited public comment.

There were no requests to speak.

Chair Rahmim closed public comment.

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

1. Planning Commission Meeting Minutes of February 17, 2026
Approved and filed.

AYES: *Commissioner - Emmert, Rahmim, Rosenbluth, Williamson*
NOES: *Commissioner - None*
ABSTENTIONS: *Commissioner - Callaway, Davis*
ABSENCES: *Commissioner - Wong*

ADMINISTRATIVE ITEM

This item starts at 0:04:50 in the archived video.

2. Housing Element – 2025 Annual Progress Report

Senior Planner Lin presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the tenant preference policy, SB79, Objective Design Standards, gap in meeting RHNA goals, exclusion of acutely-low and extremely-low incomes and the Projection Period column on Table B, possibility of Claremont falling out of compliance due to not meeting the goals, whether zoning and/or building permits are issues of compliance, designation of acutely-low income being advantages to Claremont, and definition of acutely-low income.

Chair Rahmim invited public comment.

There were no requests to speak.

Public comment was closed.

Commissioner Rosenbluth stated that the City's goal regarding the Housing Element is to provide enough zoning/density for low-income developments. The City's noncompliance was due to missed deadlines, and the failure to meet RHNA numbers is due to the economic environment. We should be happy with the results. The shortfall reflects the market we're in. Developers do not want to build for low-income. He is pleased with the ADU market and would recommend approval.

Commissioner Emmert stated that Commissioner Rosenbluth makes great points. We should be pleased that the City is being as compliant as possible. He is concerned that the City will be held accountable for the shortfall and how the inclusionary housing policy will work against us. He is pleased with the work for compliance and the development of the Objective Design Standards.

Commissioner Callaway expressed her concern that the City's goals are not being met.

Commissioner Williamson stated that the City is not out of compliance. We have programs and zoning for compliance. We are at 17% of the goal, with many more years to go. The report represents our best achievements.

Commissioner Davis stated that the City has put in a lot of thought and effort into the housing process. He is pleased with the APR and staff's work to make sites available.

Chair Rahmim agreed with the Commission. A lot of work has gone into zoning, and the numbers reflect the growth and momentum. We are doing a good job.

Commissioner Williamson moved that the Planning Commission recommend approval to the City Council of the 2025 Annual Progress Report. Seconded by Commissioner Rosenbluth; and carried on a roll call vote as follows:

AYES: Commissioner - Callaway, Davis, Emmert, Rahmim, Rosenbluth, Williamson
NOES: Commissioner - None
ABSENCES: Commissioner - Wong

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

REPORTS

This item starts at 0:42:33 in the archived video.

Staff

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

Commission/Committee

Commissioner Williamson provided an update on pending legislation from the Planning Commissioners Academy – SB967 and AB1623.

ADJOURNMENT

Chair Rahmim adjourned the meeting at 7:54 PM.

Chair

ATTEST:

Senior Administrative Assistant