

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

Tuesday, September 16, 2025 – 7:00 PM

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CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: CALLAWAY, RAHMIM, ROSENBLUTH,
WILLIAMSON, WONG

ABSENT

COMMISSIONER: DAVIS

ALSO PRESENT

Brad Johnson, Community Development Director; Jordan Goose, Assistant Planner; Raquel DeLeon, Planning Intern; Nhi Atienza, Senior Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

None

PUBLIC COMMENT

This item starts at 0:00:51 in the archived video.

Chair Rahmim invited public comment.

There were no requests to speak.

Chair Rahmim closed public comment.

CONSENT CALENDAR

This item starts at 0:03:04 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 the Consent Calendar, seconded by Commissioner Rosenbluth; and carried on by roll call vote as follows:

AYES: Commissioner - Callaway, Rahmim, Rosenbluth, Williamson, Wong

NOES: Commissioner – None

ABSENT: Commissioner - Davis

1. Planning Commission Meeting Minutes of September 2, 2025
Approved and filed.

PUBLIC HEARINGS

This item starts at 0:04:42 in the archived video.

2. Request for a Conditional Use Permit (File #25-C01) for the Sale of Beer and Wine (Department of Alcoholic Beverage Control Type-41 License) in Conjunction with an Existing Bona-Fide Eating Establishment at 701 South Indian Hill Boulevard. Applicant – The Corner Grill and Bakery.

Director Johnson introduced Planning Intern Raquel DeLeon.

Planning Intern DeLeon presented a PowerPoint presentation and addressed Commissioners' inquiries regarding amendments to the resolution, outdoor seating concerns, and the City Interdepartmental Team (CIT).

Victor, Owner, stated that they are doing well with breakfast and lunch and would like to improve dinner service with beer and wine. He has his ABC license and will train his staff per ABC guidelines. The hours of operation are from 6:00 AM to 9:00 PM, with alcohol service ceasing at 8:30 PM. This is his first time owning a restaurant.

Chair Rahmim invited public comment.

There are no requests to speak. Chair Rahmim closed public comment.

Commissioner Williamson requested that Section 2E of the resolution be amended to add language limiting alcohol service hours from 6:00 AM to 8:30 PM.

Commission Callaway agreed with the revision and staff's recommendation. This is a good CUP and will enhance the dining experience.

Commissioner Rosenbluth stated that the expansion is reasonable and the findings can be made. He is in favor of the project and agrees with the modification.

Vice Chair Wong agreed with the previous comments except for limiting alcohol service hours from 6:00 AM to 8:30 PM, which is restrictive to the restaurant.

Commissioner Rosenbluth moved to adopt Resolution No. 2025-11, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #25-C01, A REQUEST FOR THE SALE OF BEER AND WINE (DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE-41 LICENSE) IN CONJUNCTION WITH AN EXISTING BONA-FIDE EATING ESTABLISHMENT, LOCATED AT 701 SOUTH INDIAN HILL BOULEVARD. APPLICANT – THE CORNER GRILL AND BAKERY as amended to curtail alcoholic services 30 minutes prior to closing, and the hours of operation may be changed with approval by the Community Development Director; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Wong; and carried on a roll call vote as follows:

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

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

3. Request for a Conditional Use Permit Amendment (File #99-C09AMD) to Amend the Approved Floor Plan and Add Entertainment Uses at an Existing ABC Licensed Bona-Fide Eating Establishment in an Existing Restaurant Space, Walter's Restaurant, Located at 310 Yale Avenue. Applicant – Nangyalai Ghafarshad.

This item starts at 0:40:13 in the archived video.

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners' inquiries regarding staff's recommendation on the hours of operation, entertainment permit, Bardot and La Popular's CUP and entertainment permit, and complaints by surrounding businesses.

Nangyalai and Dawoud Ghafarshad stated that the restaurant has been closed for 13 months due to a recent fire. There were noise issues in the past, but the restaurant has been operating with no problems since 2017. The recent remodel will expand the interior to bring customers inward, which will further minimize any disturbance to the residents in the rear. The noise is now limited during events, and guards are no longer needed. Events ending at 1:00 AM are typically organized by colleges and are accompanied by school staff. The Ghafarshad will work with the City so that there are no issues. They addressed Commissioners' inquiries regarding indoor/outdoor entertainment, event areas, estimated opening date, entertainment and operational times, and curtailing outdoor entertainment at 11:00 PM.

Chair Rahmim invited public comment.

Cathy Curtis informed the Commission that she is excited that Walter's will be opening soon. She would like the Commission to develop a plan that supports the restaurant and its surrounding residents. She is requesting that the parking lot be monitored, the closing time should be 11:00 PM or 12:00 AM, and the hours of entertainment and operation be separated.

Elizabeth Tulac stated that the plan to bring the entertainment inside is a good idea to alleviate the noise. Restaurants serving alcohol and wanting to expand their operational hours should require Commission review.

Commission Secretary Atienza announced that one written public comment was received.

There are no other requests to speak. Chair Rahmim closed public comment.

Commissioner Williamson believes in context-sensitive development. She is balancing limiting outdoor entertainment during late hours with no issues regarding indoor usage and is sensitive to Ms. Curtis' comments. She has not decided.

Commissioner Rosenbluth is looking forward to Walter's opening. He wants to see a distinction in the Resolution for the hours of business, entertainment, and alcohol sales.

Commissioner Callaway stated that Walter's is an asset to Claremont. She is impressed by the plan to mitigate the noise by bringing the customers inwards to the front and creating a

welcoming space. There's not much we can do regarding the disturbance in the parking lot, except for limiting the entertainment time to 11:00 PM. The closing time is a question, since there are restaurants with later closing times.

Commissioner Wong proposed no entertainment past 11:00 PM and the hours of operation are 9:00 AM to 10:00 PM Monday to Wednesday, and 9:00 AM to 2:00 AM Thursday to Sunday, with alcohol sales ending 45 minutes prior to closing.

Dawoud Ghafarshad confirmed that outdoor entertainment will end at 11:00 PM and indoor entertainment will end at 1:00 AM. The hours of operation are 9:00 AM to 10:00 PM Monday to Wednesday, and 9:00 AM to 2:00 AM Thursday to Sunday, with alcohol sales ending 45 minutes prior to closing. He also indicated that the outdoor space should be defined as the space between the two buildings, with no doors.

Director Johnson suggested that the outdoor space be defined as the space between the two historic bungalows and will draft the proposed changes during the break.

The Commission recessed at 8:45 PM and reconvened at 8:55 PM.

Director Johnson summarized the proposed changes to Sections 3C, 3D, and 3E of the Resolution.

Commissioner Rosenbluth reviewed the project's findings.

Commissioner Wong moved to adopt Resolution No. 2025-12, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT AMENDMENT FILE #99-C09AMD TO AMEND THE FLOOR PLAN AND ADD ENTERTAINMENT USES AT AN EXISTING ABC LICENSED BONA-FIDE EATING ESTABLISHMENT IN AN EXISTING RESTAURANT SPACE, WALTER'S RESTAURANT, LOCATED AT 310 YALE AVENUE. APPLICANT – NANGYALAI GHAFARSHAD, as amended for the hours of operation, entertainment, and alcoholic services, curtailing 45 minutes prior to closing; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Rosenbluth; and carried on a roll call vote as follows:

AYES: Commissioner - Callaway, Rahmim, Rosenbluth, Williamson, Wong

NOES: Commissioner - None

ABSENT: Commissioner - Davis

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

ADMINISTRATIVE ITEMS – None

REPORTS

This item starts at 2:02:06 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

Commissioner Williamson provided an update on SB79. Director Johnson clarified that Claremont is classified as tier two.

Commissioner Wong had a nice evening at the Recognition Dinner and hopes the Commissioners will calendar next year's event.

ADJOURNMENT

Chair Rahmim adjourned the meeting at 9:07 PM.

Chair

ATTEST:

Administrative Assistant