

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

Tuesday, May 5, 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, WONG

ABSENT

COMMISSIONER: None

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 Rahmim invited public comment.

Jared Essig, an alumnus of Pomona College advocated planning for more Community Colleges to encourage vocational degrees.

There were no requests to speak.

Chair Rahmim closed public comment.

CONSENT CALENDAR

This item starts at 0:05:40 in the archived video.

Chair Rahmim invited public comment.

There were no requests to speak.

Chair Rahmim closed public comment.

Commissioner Williamson requested for the word “dealership” to be replaced with “zone” and the deletion of “with a maximum of six”.

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

1. Planning Commission Meeting Minutes of May 5, 2026
Approved and filed.

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

NOES: Commissioner - None

ABSTENTIONS: Commissioner - Davis, Rahmim (due to the 5/5/26 absences)

PUBLIC HEARING

This item starts at 0:09:22 in the archived video.

2. A Request to Allow the On-Site Consumption of Wine (Type 42) and Off-Site Sales of Wine (Type 20), and Small Educational Classes at a Proposed Sake Museum, Classified as a Specialty Wine Business, Located at 532 West First Street, Unit 209. Applicant – Libby Tseng (DBA Yamamori & Jiou Jiu Shang, Inc).

Senior Planner Lin presented a PowerPoint presentation and addressed Commissioners’ inquiries regarding the requirement of food with the service of alcohol, number of classes per day, code regarding the service of alcohol in relation to a bona fide restaurant, and religious instructions. Chair Rahmim requested for the correction of the total square footage from 2,000 to 1,100 in the staff report.

Libby Tseng, Director of Sake Museum, provided an overview of her business plan and the educational experience she has intended for the museum. Aside from the sake certification and class, the public will also be exposed to the 47 different regions of Japan focusing on the food, culture, history, craftsmanship, and antiques. She provided clarification on the course details, religious displays, museum layout, online class registration, tasting course, online alcohol sale, revenue from classes and online sales, why Claremont, alcohol percentage, and concern of intoxication.

Vice Chair Wong inquired how the alcohol sales will be delineated from class sales.

Commissioner Davis stated that the Commission is getting caught in the mechanics of the code that is not relevant to the discussion. Requiring the extra accounting to prevent a potential audit is not necessary. He is comfortable to say that this is not a bar.

Senior Planner Lin provided language to be added to the Condition of Approval requiring the applicant to maintain a clear accounting system for revenue from class sales and on-site serving of alcohol. Ms. Tseng agreed to the proposed language.

Chair Rahmim invited public comment.

Jerry Tessier, Owner of the Packing House, is supportive of the business. This is a unique business. He is not concerned about the sale of alcohol, as the Packing House has had multiple alcohol businesses.

There were no additional requests to speak.

Public comment was closed.

Commissioner Callaway stated that the extra accounting requirement is not needed.

Commissioner Emmert stated that the extra accounting requirement is not necessary, but if we are setting a precedent and it's easy to separate the cost, we should do it.

Commissioner Rosenbluth echoed Commissioner Emmert's comments.

Commissioner Williamson concurred with the Commissioners.

Commissioner Davis understands the Commission's will to comply with the code, but if it is clear that this business is not a bar, we should look at other enforcement mechanisms to make it easier for applicant.

Chair Rahmim concurs with Commissioner Davis, but if the accounting is simple enough, he would vote with the majority to add the extra requirement.

Commissioner Williamson reviewed that the findings can be made.

Commissioner Rosenbluth finds that the project is exempt from CEQA.

Commissioner Wong moved to adopt Resolution No. 2026-4, 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) as amended to include language to delineate between alcohol sales and class fees; 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 - Callaway, Davis, Emmert, Rahmim, Rosenbluth, Williamson, Wong

NOES: Commissioner - None

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

ADMINISTRATIVE ITEM – None

REPORTS

This item starts at 1:16:38 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

There were none.

ADJOURNMENT

Chair Rahmim adjourned the meeting at 8:19 PM.

Chair

ATTEST:

Administrative Assistant