

**RESOLUTION NO. 2025-****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (FILE #25-C04), TO ESTABLISH A PILATES STUDIO LOCATED AT 532 WEST FIRST STREET – APPLICANT – JUDY CANTRE**

**WHEREAS**, on May 7, 2025, the applicant submitted an application for a Conditional Use Permit (File #25-C04) to establish a Pilates Studio at 532 West First Street; and

**WHEREAS**, the current zoning designation for the property is Village Expansion Specific Plan (VESP) - Specific Plan 8, Commercial Mixed Use (CMX) District, which requires approval of a Conditional Use Permit (CUP) for a second-story instructional/gymnastic use; and

**WHEREAS**, notice of the public hearing was duly given and posted; and

**WHEREAS**, the Planning Commission held a public hearing on July 15, 2025, 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 project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301, as the proposed use only involves the leasing of an existing, private structure involving negligible or no expansion of an existing or former use. Therefore, no further environmental review is necessary.

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

- A. The approximately 1,096 square-foot tenant space, consisting of a single lofted room, is adequate in size and shape to accommodate the operation of the proposed Pilates Studio, which will have a maximum of six participants at the site during peak hours of activity. No additional square footage would be added to the existing building footprint to accommodate the proposed use. The proposal includes the installation of a mirrored wall and five Pilates reformers with no proposed exterior changes.
- B. The site for the proposed Pilates Studio relates to streets and highways properly in that the adjacent streets will be able to accommodate the amount of traffic generated by the proposed business, which will primarily consist of a small group of clients. The site can be easily accessed using Cornell Avenue to the Northwest or North Oberlin Avenue to the Northeast. Existing accessible parking stalls, entry, and path of travel make the location a good fit for the proposed use, allowing clients to attend classes easily at the location.

- C. The proposed use will not impair the integrity and character of the zoning in which it is located or otherwise have an adverse effect on adjacent tenant spaces or the permitted use thereof. The proposed low-impact movements and conversational level of noise proposed by the applicant will minimize the felt and heard impacts of the Pilates instruction by adjacent tenant spaces. The proposed Pilates Studio use will provide a distinctive and appropriate use within the property that will complement the existing commercial-mixed uses on the site, which includes other commercial and retail businesses. Approval of the proposed CUP would contribute to this mix without impairing the integrity and character of the VESP zoning district.
- D. The proposed use is 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 allowing instructional/gymnastic classes 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...professional services, to promote the development of a diversified local economy.”
- E. The proposed use will not endanger or otherwise constitute a menace to the public health, safety, or general welfare in that it is limited to a small-scale Pilates studio that would occupy an existing lease space. The proposed use promotes public health by providing physical health services for clients of all ages and fitness levels seeking a supportive environment that helps clients build strength and prevent injuries while encouraging long-term wellness and self-care.

**SECTION 3.** The Planning Commission hereby approves Conditional Use Permit (File #25-C04), based on the findings of Section 16.303.040 of the Claremont Municipal Code outlined in Section 2 above, and subject to the following conditions:

- A. This approval is for the proposed Pilates Studio use at 532 West First Street, as described in the staff report and depicted on the floor plans on file with the Planning Division.
- B. This approval shall be valid for two years from the date of the Planning Commission action. If a business permit is not secured within that time frame, or an extension is not granted, then this approval shall automatically expire without further action by the City.
- C. The applicant must apply for and receive approval of an amendment to this Conditional Use Permit if the applicant desires to substantially increase the maximum occupancy, area of the lease space, and/or change the hours of operation.

- D. Hours of operation shall be Monday through Friday from 6:30 AM to 7:30 PM, and on Saturday and Sunday from 8:00 AM to 1:00 PM. Each day, the studio will run three to six classes, maintaining a low client volume of four to five participants per group class. At any given time, there shall be no more than six people within the tenant space, including the instructor, and all activities shall be held indoors.
- E. Noise sources associated with this use shall not exceed the noise level of 70 dBA and no person shall operate or permit the operation or playing of any device which reproduces, produces, or amplifies sound in such a manner as to create a noise disturbance as set forth in Chapter 16.154 of the Claremont Municipal Code.
- F. If the use for which this CUP was granted (Pilates Studio) 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 CUP.
- G. Prior to construction of any future tenant improvement proposals, the applicant shall obtain all applicable permits and pay all applicable fees required by the City's Building Division.
- H. Prior to commencing operation of the business, the applicant shall submit and obtain an approval of a Business Permit and Business Tax Applications.
- I. Prior to the issuance of a business permit, the applicant shall pay any and all outstanding development review fees regarding the Conditional Use Permit (File #25-C04).
- J. Prior to occupancy, the applicant shall ascertain and comply with all Building Division and L.A. County Fire Department regulations. The lease space shall be inspected for compliance prior to occupancy.
- K. Any signage proposed for the Pilates Studio shall fully comply with Title 18 of the Claremont Municipal Code and require City review and approval prior to installation.
- L. Noncompliance with any condition of this approval shall constitute a violation of the Claremont Municipal Code. Violations may be enforced in accordance with the provisions and/or the administrative fines program of Chapter 1.14 of the Claremont Municipal Code.
- M. The applicant and owner, by utilizing the benefits of this approval, shall thereby agree to defend at its sole expense any action against the City, its agents, officers, and employees because of the issues of such approval. In addition, the applicant and owner shall reimburse the City et al for any court costs and attorney fees that the City et al may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action,

but such participation shall not relieve the applicant/owner of its obligation hereunder.

**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 15<sup>th</sup> day of July, 2025.

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Planning Commission Chair

ATTEST:

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Planning Commission Secretary