

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

Tuesday, April 7, 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

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: CALLAWAY, EMMERT, ROSENBLUTH,
WILLIAMSON, WONG

ABSENT

COMMISSIONER: DAVIS, RAHMIM

ALSO PRESENT

Brad Johnson, Community Development Director; Chris Veirs, City
Planner; Daniel Kim, Assistant 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 0:01:00 in the archived video.

Vice Chair Wong invited public comment.

There were no requests to speak.

Vice Chair Wong closed public comment.

CONSENT CALENDAR

This item starts at 0:03:08 in the archived video.

Vice Chair Wong invited public comment.

There were no requests to speak.

Vice Chair Wong closed public comment.

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

1. Planning Commission Meeting Minutes of March 17, 2026

Approved and filed.

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

NOES: *Commissioner - None*

ABSTENTIONS: *Commissioner - Wong (due to 3/17/26 absence)*

ABSENCES: *Commissioner - Davis, Rahmim*

PUBLIC HEARINGS

This item starts at 0:04:47 in the archived video.

2. Tentative Parcel Map 83516, Request to Subdivide a Parcel (APN: 8316-019-010) to Create Three Parcels Located at 701 South Indian Hill Boulevard. Applicant – Sushil Capital, LLC.

City Planner Veirs presented a PowerPoint presentation and addressed Commissioners' inquiries regarding any negative aspects of the subdivision, typographical errors in the resolution, parking conditions for parcels 2 and 3, possible future development on parcel 2, parcel 2 being subject to high density housing, and reciprocal parking agreement for parcels 2 and 3.

Vice Chair Wong invited public comment.

Vickie Noble is very supportive of the lot split and future developments from Mr. Patel. Residents at Westarms are allotted three parking spaces for each unit, therefore parking on San Jose can serve as overflow parking.

Jim Keith is supportive of the lot split and inquired if the development of a different hotel brand is still a possibility on parcel 2.

There were no additional requests to speak.

Public comment was closed.

Commissioner Williamson stated that the proposed map is consistent with the General Plan, zoning, and land use designation.

Commissioner Rosenbluth inquired about possible parking agreements between parcels 1 and 2, and parcels 2 and 3 to provide for sufficient overflow parking and large vehicles.

City Planner Veirs provided language to be included in the revised Resolution for the execution of a reciprocal parking agreement between parcels 2 and 3 to provide sufficient parking for the restaurant use in parcel 3. The Commission was supportive of the language.

Commissioner Rosenbluth moved to adopt Resolution No. 2026-2, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 83516 TO SUBDIVIDE ONE EXISTING PARCEL (APN: 8316-019-010) INTO THREE PARCELS LOCATED AT 701 SOUTH INDIAN HILL BOULEVARD. APPLICANT –SUSHIL CAPITAL LLC as amended to include a reciprocal parking agreement between parcels 2 and 3 to provide sufficient parking for the restaurant use; 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, Emmert, Rosenbluth, Williamson, Wong
NOES: Commissioner - None
ABSENCES: Commissioner - Davis, Rahmim

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

3. Amendment to the Claremont Municipal Code Pertaining to Prohibited Forms of Signs to Permit Rotating Auto Display Platforms in the Commercial Freeway (CF) Zone with Approval of a Special Use and Development Permit (File #25-CA02). City Initiated.

Assistant Planner Kim presented a PowerPoint presentation and addressed Commissioners' inquiries regarding possible dealership subdivisions, number of parcels and dealerships, any limitations to other businesses, and definition of rotating signs.

Vice Chair Wong invited public comment.

Vickie Noble stated that the display looks horrendous. She requested a limit of one per dealership and is glad that the lighting is controlled by the City.

Sue Keith stated that the display looks gaudy. It is not Claremont. This is ridiculous and should not be done.

There were no additional requests to speak.

Public comment was closed.

Commissioner Emmert understands the economic aspect of the request and the depressed grade of the dealerships. He would like to set a low number for access for a short time during special events.

Commissioner Callaway appreciated the thoughtfulness of the report. She would be in favor of a lower number.

Commissioner Rosenbluth is in favor of sticking with the original intention of six for the three dealerships set in December.

Commissioner Williamson is considering the limit of one per dealership with a maximum of three or two per dealership with a maximum of six.

Director Johnson clarified that these displays will be available to all businesses, not just dealerships.

Commissioner Rosenbluth reiterated sticking to the maximum of six, with two per property/business.

Vice Chair Wong stated that this does not enhance Claremont. There are different ways to generate sales, this is not a good idea. The dealerships should invest in enhancing their current freestanding signs. He is not supportive.

Director Johnson stated that a supermajority vote is required for a positive recommendation to the City Council.

Commissioner Callaway stated that the SUDP process provides reassurance and she would vote for a maximum of three.

Commissioner Emmert favors a limit of three.

Commissioner Williamson proposed limiting one per business and a maximum of three for the zone.

Commissioner Rosenbluth proposed limiting one per business and a maximum of four, to support an incoming business.

Assistant Planner Kim explained that any restrictions are listed in code, the length of the display will be variable, safety concerns are addressed by the manufacturer's specifications, the SUDP will have a list of conditions of approval which will be sent to the Commission, and the height of the display (30 feet) is from the ground to the top of the vehicle.

Commissioner Rosenbluth moved to adopt Resolution No. 2026-3, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 16 – ZONING, SECTION 16.306.010 OF THE CLAREMONT MUNICIPAL CODE TO INCLUDE CAR CAROUSEL DISPLAYS AS A PERMITTED SPECIAL USE AND TITLE 18 – SIGNS, SECTION 18.010.010(B) OF THE CLAREMONT MUNICIPAL CODE TO PROVIDE AN EXCEPTION TO PROHIBITED FORMS OF SIGNS TO ALLOW BUSINESSES IN THE COMMERCIAL FREEWAY (CF) ZONE TO PROPOSE ROTATING VEHICLE CAROUSELS TO DISPLAY PASSENGER VEHICLES FOR SALE (FILE #25-CA02) as amended to limit one car carousel per business/property with a maximum of four car carousels in the Commercial Freeway zoning district. CITY INITIATED. Seconded by Commissioner Callaway; and carried on a roll call vote as follows:

AYES: Commissioner - Callaway, Emmert, Rosenbluth, Williamson

NOES: Commissioner - Wong

ABSENCES: Commissioner - Davis, Rahmim

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

ADMINISTRATIVE ITEM – None

REPORTS

This item starts at 1:22:42 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

In response to Commissioner Rosenbluth's inquiry, Director Johnson provided an update for the CEQA Notice filing for the Village South Specific Plan.

ADJOURNMENT

Vice Chair Wong adjourned the meeting at 8:29 PM.

Chair

ATTEST:

Administrative Assistant