

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

Tuesday, November 5, 2024 – 7 p.m.

Video Recording is Archived on the City Website

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CALL TO ORDER

Chair Emerson called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONERS: ALVAREZ, DAVIS, EMERSON, RAHMIM, ROSENBLUTH, WILLIAMSON, AND WONG

ABSENT

NONE

ALSO PRESENT

Chris Veirs, Principal Planner; Daniel Kim, Assistant Planner; Nhi Atienza, Senior Administrative Assistant; and Pearl Juarez, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

There were no ceremonial matters, presentations, or announcements.

PUBLIC COMMENT

This item starts at 0:01:02 in the archived video.

Chair Emerson invited public comment.

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

There were no requests to speak.

Chair Emerson closed public comment.

CONSENT CALENDAR

This item starts at 0:04:11 in the archived video.

Commissioner Rosenbluth requested to remove Item No. 2 from the Consent Calendar for discussion.

Chair Emerson invited public comment on Consent Calendar Item No. 1.

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

There were no requests to speak.

Chair Emerson closed public comment.

Commissioner Wong moved to approve Consent Calendar Item No. 1, seconded by Commissioner Rosenbluth; and carried on by roll call vote as follows:

AYES: Commissioner - Alvarez, Emerson, Davis, Rahmim, Rosenbluth, Williamson, Wong
NOES: Commissioner - None

1. Planning Commission Meeting Minutes of October 15, 2024
Approved and filed.
2. Request for a Conditional Use Permit (File #24-C03), to Establish Body Massage Services within an Existing Day Spa Business, Located in the Claremont Square Commercial Center at 936 West Foothill Boulevard, Applicant Xiaoli Sun and Jianxia Liu.
This item was removed from the Consent Calendar.

Item Removed From the Consent Calendar

This item starts at 0:06:54 in the archived video.

2. Request for a Conditional Use Permit (File #24-C03), to Establish Body Massage Services within an Existing Day Spa Business, Located in the Claremont Square Commercial Center at 936 West Foothill Boulevard, Applicant Xiaoli Sun and Jianxia Liu.

Assistant Planner Kim presented a PowerPoint presentation.

Principal Planner Veirs provided a brief summary of the events from the last meeting.

Assistant Planner Kim and Principal Planner Veirs addressed Commissioners' inquiries regarding: a) advertisements for body massage services prior to the CUP approval; b) evidence of any violations; c) any City staff inspections; d) operation without a CUP; and e) police information provided.

Xiolin Sun and Interpreter confirmed that the online advertisements were approved and belonged to their business. Even though massage services were not performed, all services were advertised for efficiency purposes only. Customers requesting massage services were turned away. The monthly advertisement fee is \$450, and Ms. Sun is not aware if there is a charge for changes to the advertisement.

Chair Emerson invited public comment.

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

There were no requests to speak.

Public comment was closed.

Commissioner Wong moved to:

- A. Adopt Resolution No. 2024-11, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING CONDITIONAL USE PERMIT #24-C03, A REQUEST TO ESTABLISH BODY MASSAGE SERVICES WITHIN AN EXISTING DAY SPA BUSINESS LOCATED IN THE CLARMEONT SQUARE COMMERCIAL CENTER AT 936 WEST FOOTHILL BOULEVARD. APPLICANT – XIAOLI SUN AND JIANXIA LIU; and**
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA)**

Commissioner Williamson requested further discussion.

The motion was seconded by Commissioner Rahmim.

Commissioner Rosenbluth requested further discussion in support of Commissioner Williamson’s request.

Commissioner Wong withdrew his motion for further Commission discussion.

Commissioner Williamson raised concern in approving this Conditional Use Permit (CUP) due to the addition of a problematic feature to an existing business and the advertisement of massages prior to approval.

Commissioner Rosenbluth spoke against approval of the CUP as the findings cannot be met.

Commissioner Alvarez is not comfortable approving the CUP based on neighborhood safety and the additional strain on our Police Department.

Commissioner Davis spoke in support of approval based on the business’ good standing with the City of Norco and with no indication they are performing illicit activities.

Chair Emerson stated that advertising services prior to approval is not a disqualifying factor, and no extraordinary circumstances exist that would deny the CUP.

Commissioner Wong moved to:

- A. Adopt Resolution No. 2024-11, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING CONDITIONAL USE PERMIT #24-C03, A REQUEST TO ESTABLISH BODY MASSAGE SERVICES WITHIN AN EXISTING DAY SPA BUSINESS LOCATED IN THE CLARMEONT SQUARE COMMERCIAL CENTER AT 936 WEST FOOTHILL BOULEVARD. APPLICANT – XIAOLI SUN AND JIANXIA LIU; and**
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA)**

Seconded by Commissioner Rahmim; and carried on a roll call vote as follows:

AYES: Commissioner – Davis, Emerson, Rahmim, Wong
NOES: Commissioner – Alvarez, Rosenbluth, Williamson

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

PUBLIC HEARINGS - None

ADMINISTRATIVE ITEM – None

REPORTS

This item starts at 0:54:35 in the archived video.

Staff

Principal Planner Veirs reported on items of interest from the previous City Council meeting, at Commissioner Williamson's request, provide a brief description of the proposed CGU project, and described items that will be coming before the Commission.

Commission/Committee

Commissioner Rosenbluth asked the Commission to join him in expressing condolences to Director Johnson on a family loss.

ADJOURNMENT

Chair Emerson adjourned the meeting at 8:03 PM.

Chair

ATTEST:

Administrative Assistant