

RESOLUTION NO. 2026-**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (FILE #25-C08), TO PERMIT A CHANGE OF USE OF AN EXISTING SINGLE-FAMILY RESIDENCE TO A RELIGIOUS FACILITY LOCATED AT 145 WEST SEVENTH STREET – APPLICANT – THE TUCKER SCHOEMAN VENTURE**

WHEREAS, on June 20, 2024, the applicant submitted an application for a Conditional Use Permit (File #25-C08) to permit a change of use of an existing single-family residence to a religious facility located at 145 West Seventh Street; and

WHEREAS, the current zoning designation for the property is HC 7,500, Historic Claremont District, which requires approval of a Conditional Use Permit (CUP) for a religious facility in a residentially zoned district; and

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

WHEREAS, the Planning Commission held a public hearing on February 17, 2026, 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 (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities). Class 1 exemptions apply to the operation, permitting, leasing, or licensing of existing facilities involving negligible or no expansion of an existing or former use. The project consists solely of a change in use within an existing residential structure and does not propose any physical expansion or major exterior or interior alterations. The proposed use is consistent with the applicable zoning designation and General Plan land use designation. 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 12,535-square-foot rectangular parcel contains two existing residential structures that were developed in conformance with applicable development standards at the time the structures were built. The proposed project involves a change of use only and does not include any physical alterations, additions, or site modifications. Existing yards, setbacks, and site features are sufficient to support the proposed religious facility, including both indoor activities and limited outdoor gatherings. No additional square footage would be added to the existing building footprint to accommodate the proposed use. There are also no proposed exterior or interior tenant improvements.
- B. The site for the proposed religious facility relates to streets and highways properly in that the adjacent streets will be able to accommodate the amount of traffic

generated by the proposed use, which will primarily consist of students, faculty, and community members walking to and from the property by foot. Additionally, the property fronts West Seventh Street, a local residential street that provides appropriate access to the site and connects directly to the Claremont Colleges and the City's broader streetscape network around the Village. The proposed religious facility is anticipated to generate low to moderate traffic levels consistent with surrounding uses and other community-serving uses permitted within residential zoning districts.

- 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 property or the permitted use thereof. The project reuses an existing historic residence without physical expansion or alteration, thereby maintaining the established scale, massing, and character of West Seventh Street, a historically significant residential corridor. The proposed religious, educational, and community-based activities are compatible with the surrounding residential uses and Pomona College to the south.
- D. The proposed use is consistent with the General Plan land use designation of Residential 6. While the designation is generally characterized by single-family residential uses, the General Plan allows for compatible institutional and community-serving uses where authorized by the municipal code. The adaptive reuse of an existing historic structure for a religious facility supports General Plan goals related to preservation of historic resources, efficient use of existing development, and provision of community-serving facilities, without introducing new physical development or intensification inconsistent with the surrounding neighborhood.
- E. The proposed use will not endanger or otherwise constitute a menace to public health, safety, or general welfare in that the use is limited to a relatively small-scale religious facility use that would occupy an existing single-family residence. The project does not involve new construction or site disturbance and will continue to comply with all applicable regulations. The facility will be operated by a nonprofit organization with on-site staff present during all events, including larger gatherings, ensuring orderly operation and oversight. Noise and activity levels are anticipated to be consistent with residential neighborhood expectations, and specified hours of operation ensure continued protection of the surrounding community.

SECTION 3. The Planning Commission hereby approves Conditional Use Permit (File #25-C08), based on the findings of Section 16.303.040 of the Claremont Municipal Code outlined in Section B above, and subject to the following conditions:

- A. This approval is for the proposed religious facility use at 145 West Seventh Street, as described in the staff report and depicted on the site and floor plans on file with the Planning Division.
- B. Hours of operation shall be Sunday through Saturday, 9:00 AM to 10:00 PM. The facility will utilize a walk-up system for visitors and students at the location. At any

given time, there shall be no more than five staff members and 30 students on site, except for special events and holidays.

- C. Any proposed exterior or interior changes, such as a new fence around the front yard, shall be submitted to the Planning Division for review in compliance with the City's Cultural Resources Preservation Ordinance and Section 16.302.120 of the Claremont Municipal Code.
- D. No signage is permitted as part of this Conditional Use Permit. Signage shall be submitted separately to the Planning Division for review and approval.
- E. 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.
- F. 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 people allowed, the area of the lease space, and/or change the hours of operation.
- G. If the use for which this CUP was granted (religious facility) 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.
- H. 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.
- I. Prior to commencing operation of the business, the applicant shall submit and obtain approval of a Business Permit and Business Tax Applications.
- J. 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-C08).
- K. 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.
- L. Any signage proposed for the religious facility shall fully comply with Title 18 of the Claremont Municipal Code and require City review and approval prior to installation.
- M. 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.

N. 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 to the adoption thereof.

PASSED, APPROVED, AND ADOPTED this 17th day of February, 2026.

Planning Commission Chair

ATTEST:

Planning Commission Secretary