

**PLANNING COMMISSION  
REGULAR MEETING MINUTES**

Tuesday, July 15, 2025 – 7 p.m.

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

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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**

COMMISSIONER: DAVIS, EMERSON, RAHMIM, ROSENBLUTH,  
WILLIAMSON, WONG

**ABSENT**

COMMISSIONER: ALVAREZ

**ALSO PRESENT**

Brad Johnson, Community Development Director; Daniel Kim,  
Assistant Planner; Talia Markison, Planning Intern; Nhi Atienza,  
Senior Administrative Assistant

**CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS**

There were no ceremonial matters, presentations, or announcements.

**PUBLIC COMMENT**

This item starts at 0:00:58 in the archived video.

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

Chair Emerson invited public comment.

There were no requests to speak.

Chair Emerson closed public comment.

**CONSENT CALENDAR**

This item starts at 0:03:19 in the archived video.

Chair Emerson invited public comment.

There were no requests to speak.

Chair Emerson closed public comment.

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

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

1. Planning Commission Meeting Minutes of June 3, 2025  
Approved and filed.

## **PUBLIC HEARINGS**

This item starts at 0:05:02 in the archived video.

2. Conditional Use Permit File #25-C04, Review Of Proposed Pilates Studio In The Claremont Packing House Located At 532 West First Street, Unit #212 – Applicant – Judy Cantre.

Director Johnson introduced Planning Intern, Talia Markison.

Planning Intern Markison presented a PowerPoint presentation and addressed Commissioners' inquiries regarding potential interior/exterior signage, past unit usage, Packing House master sign program, adequacy of air conditioning, and noise disturbance level.

Judy Cantre, Applicant, confirmed that there will be five reformers, a maximum of six people, and that the facility's air conditioning is adequate.

Chair Emerson invited public comment.

There were no requests to speak.

Public comment was closed.

Commissioner Rosenbluth stated that this is a reasonable use and the findings can be made. He proposed amending Section 3K to include "the existing sign program for the Packing House".

Commissioner Davis agrees with the amendment to Section 3K.

Commissioner Wong supports the revision.

Commissioner Williamson supports the revision and appreciates the video.

Vice Chair Rahmim approves the project and concurs with Commissioner Rosenbluth.

**Commissioner Rosenbluth moved to adopt Resolution No. 2025-08, 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 as amended to include "the existing sign program for the Packing House" to Section 3K; 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 - Davis, Emerson, Rahmim, Rosenbluth, Williamson, Wong  
**NOES:** Commissioner - None  
**ABSENT:** Commissioner - Alvarez

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

2. Request For A Conditional Use Permit (File #25-C05) For The Sale Of Beer And Wine (Department Of Alcoholic Beverage Control Type-41 License) In Conjunction With A New Bona-Fide Eating Establishment, Located In The Village Expansion At 175 North Indian Hill Boulevard, Unit 102b. Applicant – Stepsell LLC.

This item starts at 0:32:00 in the archived video.

Assistant Planner Kim presented a PowerPoint presentation and addressed the Commissioners' inquiries regarding table/seating arrangement, potential exterior use, consistency of closing hours with the surrounding restaurants, ADA accessibility, grill, food waste composting, and the categorization of sake according to the Alcoholic Beverage Control.

Tri Le, Applicant, stated that he's been in the restaurant business for ten years, eight of which have been in Claremont. He is excited to be a business owner and to bring the Izakaya concept to Claremont. The five-foot hood will be over the four-foot gas grill.

Chair Emerson invited public comment.

There were no requests to speak.

Public comment was closed.

Commissioner Rosenbluth stated that this is a great use for space, and the findings can be made. He proposed amending Section 3J to include "compliance with the existing building sign program."

***Commissioner Wong moved to adopt Resolution No. 2025-09, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #25-C05, A REQUEST FOR THE SALE OF BEER AND WINE (DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE-41 LICENSE) IN CONJUNCTION WITH A NEW BONA-FIDE EATING ESTABLISHMENT, LOCATED IN THE VILLAGE EXPANSION AT 175 NORTH INDIAN HILL BOULEVARD, UNIT 102B. APPLICANT – STEPSELL LLC as amended to include compliance with the existing building sign program (Section 3J) and "beer and wine" to replace "full line of alcoholic beverages" (Section 3M); 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 - Davis, Emerson, Rahmim, Rosenbluth, Williamson, Wong  
**NOES:** Commissioner - None  
**ABSENT:** Commissioner - Alvarez

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

**ADMINISTRATIVE ITEM** – None

**REPORTS**

This item starts at 0:51:30 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 after the August break.

**Commission/Committee**

Director Johnson expressed his appreciation to Chair Emerson and Commissioner Alvarez for their service on the Commission, as this is their last meeting.

Chair Emerson expressed his gratitude for each Commissioner's feedback and vote, which reflected their individual understanding and interpretation of the community's needs.

**ADJOURNMENT**

Chair Emerson adjourned the meeting at 7:57 PM.

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Chair

ATTEST:

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Administrative Assistant