

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

Tuesday, June 3, 2025 – 7 p.m.

Video Recording is Archived on the City Website

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

ALSO PRESENT

Brad Johnson, Community Development Director; Alisha Patterson,
City Attorney; Alex Cousins, Senior Management Analyst; 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.

Chair Emerson invited public comment.

Commission Secretary Atienza announced that there was no written public comment.

There were no requests to speak.

Chair Emerson closed public comment.

CONSENT CALENDAR

This item starts at 0:03:24 in the archived video.

Chair Emerson invited public comment.

There were no requests to speak.

Chair Emerson closed public comment.

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

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

1. Planning Commission Meeting Minutes of May 20, 2025
Approved and filed.

PUBLIC HEARING

This item starts at 0:05:07 in the archived video.

2. Consideration Of An Amendment To The Claremont Zoning Code To Allow Cannabis Storefront Retail Businesses As A Conditionally Permitted Use In Specific Commercial, Business/Industrial, And Mixed-Use Zones (Funding Source: Dcc Local Jurisdiction Retail Access Grant).

Senior Management Analyst Cousins presented a PowerPoint presentation and addressed Commissioners' inquiries regarding Commission purview, rational for limiting business number to two, labor agreement, designating business sites instead of zoning, state recommended K-12 buffers, language duplication of the security measures to Section 16.102.060, map, preschool/daycare opening within and existing cannabis business, grocery/shopping center buffer zone, and store operation during an appeal process.

Chair Emerson invited public comment.

Paul Wheeler stated that crime will spike around the point of sale. Citizens were asked if they wanted cannabis to be taxed, not if they wanted it or not. If approved, it will not be for the good.

Vicki Noble is very happy with the draft ordinance. However, she is concerned about the lack of private parking and the language used under "Community Benefits."

Doug Lyon stated that this is not a good idea. It's not the kind of business Claremont needs or wants. Please do not adopt the resolution.

Megan is a cannabis nurse, educating her patients on how to use cannabis appropriately. She spoke about the accessibility of alcohol being sold in shopping centers, which more dangerous than cannabis.

Sonja Stump is opposed to cannabis businesses in the village area due to parking issues and image. If approved, she would like a nice store in other areas of Claremont.

Murray Monroe is a cannabis user. Claremont was a dry town, and that has changed. With the various buffers, he looks to the Commission to locate storefronts to benefit the community.

Raul Trevino inquired if the new ordinance would incorporate lounges and cafes within the business per Bill 1775.

There were no additional requests to speak.

Commission Secretary Atienza announced that there were two written public comments.

Public comment was closed.

Commissioner Williamson is in favor of a positive recommendation with a request to remove the Claremont Village (CV) zoning designation due to parking concerns in the Village.

Commissioner Wong stated that we should not limit any of the zoning districts. The Village should not receive any special treatment; it has the most parking in the city. In addition, eliminating neighborhood centers will further eliminate viable locations for these businesses.

Commissioner Alvarez agreed that residents were not asked if they wanted this kind of business in Claremont. This type of business will bring a certain level of criminality that will overwhelm the police department. If approved, he would exclude the CV zone due to the parking concerns.

Commissioner Davis favors excluding the Village for the same logic as excluding neighborhood shopping centers as family-oriented areas.

Commissioner Rosenbluth would support the ordinance if the CV and CVO were excluded for the following concerns: their incompatibility with the surrounding businesses and family nature, security and loitering requirements, and parking issues. The limitation of two permits seems artificial. We need to see how many applications are submitted and locate an appropriate location for the business.

Vice Chair Rahmim favors the ordinance with the inclusion of the CV. There is no basis for rejection; the ordinance is satisfactory, and this type of business will not create a safety problem or pose an adverse effect.

The Commission recessed at 8:18 PM and reconvened at 8:28 PM

Commissioner Wong cannot support excluding the CV, as it will deepen the division of north and south Claremont.

Motion #1: Commissioner Rosenbluth moved to adopt Resolution No. 2025-08, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO TITLE 16 OF THE CLAREMONT MUNICIPAL CODE TO (1) AMEND TABLE 16.051.A IN SECTION 16.051.020 TO ADD A NEW USE "CANNABIS STOREFRONT RETAIL" AS A CONDITIONALLY PERMITTED USE (2) ADD A NEW CHAPTER 16.102 TITLED "CANNABIS BUSINESSES" as amended for the exclusion of CV and CVO and the duplication of the security language to Section 16.102.060. Seconded by Commissioner Davis; and carried on a roll call vote as follows:

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

Motion #2: Commissioner Wong moved to adopt Resolution No. 2025-08, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO TITLE 16 OF THE CLAREMONT MUNICIPAL CODE TO (1) AMEND TABLE 16.051.A IN SECTION 16.051.020 TO ADD A NEW USE "CANNABIS STOREFRONT RETAIL" AS A CONDITIONALLY PERMITTED USE (2) ADD A NEW CHAPTER 16.102 TITLED

“CANNABIS BUSINESSES”. Seconded by Commissioner Rahmim; and carried on a roll call vote as follows:

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

Motion #3: Commissioner Rosenbluth moved to adopt Resolution No. 2025-08, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO TITLE 16 OF THE CLAREMONT MUNICIPAL CODE TO (1) AMEND TABLE 16.051.A IN SECTION 16.051.020 TO ADD A NEW USE “CANNABIS STOREFRONT RETAIL” AS A CONDITIONALLY PERMITTED USE (2) ADD A NEW CHAPTER 16.102 TITLED “CANNABIS BUSINESSES” as amended for the exclusion of CV and CVO and the duplication of the security language to Section 16.102.060. Seconded by Commissioner Williamson; and carried on a roll call vote as follows:

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

The Commission failed to reach a supermajority vote to make a recommendation to the City Council, therefore requiring the City Council to reach a supermajority vote.

ADMINISTRATIVE ITEM – None

REPORTS

This item starts at 2:01:50 in the archived video.

Staff

Director Johnson reported on items of interest from the previous City Council meeting. There are no tentative items coming before the Commission.

Commission/Committee

The Commission expressed appreciation for staff’s work.

ADJOURNMENT

Chair Emerson adjourned the meeting at 8:04 PM.

Chair

ATTEST:

Administrative Assistant