

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

Tuesday, December 2, 2025 – 7:00 PM

Video Recording is Archived on the City Website

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CALL TO ORDER

Chair Rahmim called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: CALLAWAY, DAVIS, EMMERT, RAHMIM, ROSENBLUTH, WILLIAMSON

ABSENT

COMMISSIONER: WONG

ALSO PRESENT

Brad Johnson, Community Development Director; Daniel Kim, Assistant Planner; Nhi Atienza, Senior Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 0:00:55 in the archived video.

Director Johnson introduced and welcomed Commissioner Emmert to the Commission.

PUBLIC COMMENT

This item starts at 0:01:35 in the archived video.

Chair Rahmim invited public comment.

There were no requests to speak. Chair Rahmim closed public comment.

CONSENT CALENDAR

This item starts at 0:04:02 in the archived video.

Chair Rahmim invited public comment.

There were no requests to speak. Chair Rahmim closed public comment.

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

AYES:	<i>Commissioner - Callaway, Rahmim, Rosenbluth, Williamson</i>
NOES:	<i>Commissioner - None</i>
ABSENT:	<i>Commissioner - Wong</i>
ABSTAIN:	<i>Commissioner - Emmert, Davis</i>

1. Planning Commission Meeting Minutes of September 16, 2025
Approved and filed.

PUBLIC HEARING

This item starts at 0:06:18 in the archived video.

2. Amendment to the Claremont Municipal Code Revising Prohibited Forms of Signs to Clarify that Certain Rotating Displays in the Commercial Freeway (CF) Zone Are Not a Prohibited Form of Signs (File #25-CA02). City Initiated.

Assistant Planner Kim presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the definition of a passenger vehicle, vehicle size limit, SUDP process, unprinted covering, non-vehicle carousel displays, banners, and permanent signs.

Chair Rahmim invited public comment.

There are no requests to speak. Chair Rahmim closed public comment.

Commissioner Callaway stated that the City has made a good determination to control this kind of signage.

Commissioner Williamson expressed her concerns that the SUDP process does not address maximum height, mounted lights, mounted sound, and quantity. We do not fully understand what this device can be used for. There should be more careful direction, as the location of the carousel could be visually distracting.

Commissioner Davis is comfortable approving the amendment as the City does a good job protecting the integrity of Claremont. The restrictions are clear.

Commissioner Rosenbluth agreed with Commissioner Williamson. There should be restrictions on height and the number at each dealership. He would be in favor of the amendment with the modifications, which would also further the Goals of the General Plan.

Commissioner Callaway understood from the staff report that the amendment is restrictive and the SUDP process would be the deciding factor in keeping it reasonable.

Commissioner Emmert stated that Commissioners Williamson and Rosenbluth have reasonable points. This code amendment is to remove the prohibition of this form of signage only. He agrees that the City is doing the right thing to protect Claremont and is being sensitive to the auto dealerships. It would be good to include a limit on each dealership. He would approve the amendment as it stands.

Assistant Planner Kim clarified that the maximum height and number will be reviewed through our SUDP process. The light and sound issue will be addressed by the Environmental Protection Standards section. Outdoor displays will be subject to Cal-Trans approval, and other types of displays will also be reviewed through our SUDP process.

Commissioner Williamson is concerned that not all options, such as speakers, lighting, and displays, have been thoroughly considered. She requested more direction than what is currently outlined in the SUDP process, specifically regarding the limitations on these items.

Director Johnson provided a summary of his meeting with the dealerships and Chamber of Commerce. The dealerships will most likely rent these trailers a few times a year to be cost-effective. The maximum height for these rentals is 25 feet. Visibility was also a subject of discussion in proximity to the freeway and Auto Center Drive. Director Johnson proposed that we limit the maximum height to 30 feet and the maximum number to two per dealership. The SUDP process has worked well, and Cal-Trans has agreed to review each proposal with its own conditions.

The Commission agreed to amend the ordinance to include the maximum height limit to 30 feet and the maximum number to two per dealership and requested staff to prepare the amended language during recess.

The Commission recessed at 7:48 PM and reconvened at 7:59 PM.

Commissioner Emmert moved to adopt Resolution No. 2025-13, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 18 – SIGNS, SECTION 18.010.010(B) OF THE CLAREMONT MUNICIPAL CODE TO CLARIFY THAT CERTAIN ROTATING DISPLAYS IN THE COMMERCIAL FREEWAY (CF) ZONE ARE NOT A PROHIBITED FORM OF SIGNS (FILE #25-CA02). CITY INITIATED as amended to add “Car carousels shall not exceed 30 feet in height with a maximum of two per dealership” to CMC Section 18.010.010.B. Seconded by Commissioner Williamson; and carried on a roll call vote as follows:

AYES: Commissioner - Callaway, Davis, Emmert, Rahmim, Rosenbluth, Williamson
NOES: Commissioner - None
ABSENT: Commissioner - Wong

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

ADMINISTRATIVE ITEMS – None

REPORTS

This item starts at 1:02:32 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

None

ADJOURNMENT

Chair Rahmim adjourned the meeting at 8:10 PM.

Chair

ATTEST:

Administrative Assistant