

**PLANNING COMMISSION  
REGULAR MEETING MINUTES**

Tuesday, April 1, 2024 – 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: ALVAREZ, DAVIS, EMERSON, RAHMIM,  
ROSENBLUTH, WILLIAMSON

**ABSENT**

COMMISSIONER: WONG

**ALSO PRESENT**

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

**CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS**

There were no ceremonial matters, presentations, or announcements.

**PUBLIC COMMENT**

This item starts at 0:00:59 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 0:03:26 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 Alvarez; and carried on by roll call vote as follows:***

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

1. Planning Commission Meeting Minutes of March 18, 2025  
Approved and filed.

## **PUBLIC HEARINGS**

This item starts at 0:05:18 in the archived video.

2. Revocation of Conditional Use Permit File #18-C11, Review of Revocation of an Existing Conditional Use Permit for the On-Site and Off-Site Sale of Beer and Wine and an Outdoor Patio Area Due to Discontinuation of Use and Noncompliance with Conditions of Approval Located at 221 North Yale Avenue – Applicant – City Of Claremont.

Assistant Planner Kim presented a PowerPoint presentation and addressed Commissioners' inquiries regarding why the revocation was delayed and conditions of approval #12, 13, and 14.

Chair Emerson invited public comment.

There were no requests to speak.

Public comment was closed.

Commissioner Alvarez supports the revocation.

Commissioner Williamson supports the findings.

Commissioner Rosenbluth noted that this request is exempt from CEQA, and the conditions should be attached to future improvements.

***Commissioner Davis moved to adopt Resolution No. 2025-03, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING REVOCATION OF AN EXISTING CONDITIONAL USE PERMIT DUE TO DISCONTINUATION OF USE AND NONCOMPLIANCE WITH CONDITIONS OF APPROVAL LOCATED AT 221 NORTH YALE AVENUE. APPLICANT – CITY OF CLAREMONT and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Rosenbluth; and carried on a roll call vote as follows:***

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

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

3. Request for a Conditional Use Permit Amendment (File #12-C02amd) to Allow for the Sale of a Full Line of Alcoholic Beverages (Department of Alcoholic Beverage Control Type-47 Full Liquor License) in Conjunction with a Bona-Fide Eating Establishment in an Existing Restaurant Space, Petiscos, Located at 211 West First Street. Applicants – Laura Cayley And Isidro Gutierrez.

This item starts at 0:18:22 in the archived video.

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners' inquiries regarding the parking requirements, outdoor seating capacity, unpermitted work, stand-alone restroom, and tree.

Laura Cayley confirmed that no additional tables were added. She and her business partner, Isidro, own multiple restaurants in the village and have not had any issues with ABC. She confirmed that she will work with the City to resolve all unpermitted work.

Chair Emerson invited public comment.

There were no requests to speak.

Public comment was closed.

Director Johnson confirmed with Commissioner Alvarez that the 6-month condition and the Applicant's commitment are sufficient to resolve the issues.

Commissioner Rosenbluth stated that this is a small change, the item exempt from CEQA, and all the findings can be made. He strongly supports the project.

Commissioner Davis agreed.

Chair Emerson reviewed the findings.

Commissioner Williamson stated that adding a full alcohol menu would not impact traffic and would be compatible with the village and general plan.

***Commissioner Alvarez moved to adopt Resolution No. 2025-04, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING CONDITIONAL USE PERMIT #12-C02AMD, ALLOWING FOR THE SALE AND SERVICE OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING ESTABLISHMENT (RESTAURANT) AND OUTDOOR PATIO DINING AREA, LOCATED AT 211 WEST FIRST STREET. APPLICANT –LAURA CAYLEY AND ISIDRO GUTIERREZ and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Davis; and carried on a roll call vote as follows:***

**AYES:** Commissioner – Alvarez, Davis, Emerson, Rahmim, Rosenbluth, Williamson

**NOES:** Commissioner – None

**ABSENT:** Commissioner – Wong

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

**ADMINISTRATIVE ITEM** – None

**REPORTS**

This item starts at 0:43:03 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**

Director Johnson addressed Commissioners' inquiries regarding the water pressure, high fire hazard map and its effect on building codes and the La Puerta project, cannabis, suspension of the 30-day hotel stay, and Goldline.

**ADJOURNMENT**

Chair Emerson adjourned the meeting at 7:56 PM.

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Chair

ATTEST:

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Administrative Assistant