

Sample Land Use Application Justification Statement

Project Title: Community Resource Center – Conditional Use Permit Request

Address of Site: 310 North Yale Avenue Claremont, CA 91711

Applicant: JM Prime Construction Inc

To Whom It May Concern,

The proposed site includes a leasable area of approximately 4,529 square feet. The property offers adequate space to meet all required setbacks, ADA-compliant access routes, and landscaped buffer zones in accordance with Chapter 16.303 of the Municipal Code. Planned improvements to the site include the expansion of the existing bar area and an increase in seating capacity within that space.

The proposed use remains consistent with its historical function, as the premises have operated as a bar and restaurant for many years. This continued use is compatible with surrounding infrastructure and is appropriately situated along streets and highways designed to accommodate the type and volume of traffic typically associated with such an establishment.

The expansion will not compromise the integrity or character of the zoning district in which the property is located. Nor will it result in adverse impacts to adjacent properties. As previously stated, the restaurant and bar use is long-standing, and this proposal represents a natural enhancement of the current operation rather than a change in use.

The proposed improvements are in harmony with the City's General Plan and do not represent a deviation from the property's current use. Furthermore, the project does not pose a threat to public health, safety, or general welfare. The business employs trained staff to monitor and manage patrons appropriately, ensuring a safe and responsible environment. The expansion of the bar area will be carefully managed to ensure that it does not negatively impact any of the aforementioned considerations.

1. Restaurant Narrative

Walter's Restaurant is a long-established dining institution located in the heart of Claremont, serving the community for several decades. We specialize in continental fusion cuisine and offer a diverse menu covering breakfast, brunch, lunch, dinner, and late-night dining. The restaurant also features a full bar, after-dinner drinks, and dessert offerings.

Our clientele includes multi-generational families, Claremont Colleges faculty and students, local professionals, and visitors seeking an upscale yet approachable dining experience. We are known not only for our food but for providing a warm and welcoming atmosphere that accommodates a wide range of smaller-scale private events, including wedding brunches, receptions, bar mitzvahs, birthday celebrations, and business seminars.

Walter's branding reflects an upscale-casual tone, rooted in community heritage, global flavors, and a commitment to consistency and quality.

A complete food and beverage menu is attached to this submission.

2. Operational Details

a. Proposed Hours of Operation

Sunday through Wednesday: 9:00 AM – 10:00 PM

Thursday through Saturday: 9:00 AM – Midnight (or up to 2:00 AM, depending on demand)

b. Proposed Hours of Alcohol Service

Same as hours of operation listed above.

c. Number of Employees

Typical staffing: approximately 12 employees

Peak periods (weekends, holidays, and large events): up to 20 employees

d. Food and Beverage Deliveries

Deliveries occur between the hours of 8:00 AM and 5:00 PM and are made via the alley behind the restaurant, minimizing street congestion and ensuring discretion for nearby residents.

e. Large-Scale Events and Noise Management

Walter's has not had any reported issues related to noise or parking since 2017 (over 8 years). Nevertheless, we continue to prioritize being good neighbors. We proactively monitor the back alley during events to minimize noise and ensure vendors and staff are respectful of residential proximity. Additionally, staff are trained to observe parking lot behavior to make sure departing guests do so in a respectful and orderly manner. We remain committed to maintaining a peaceful environment for our neighbors while responsibly hosting events.