

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

Tuesday, September 2, 2025 – 7:00 PM

Video Recording is Archived on the City Website

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

ABSENT

COMMISSIONER: NONE

ALSO PRESENT

Brad Johnson, Community Development Director; Alisha Patterson, City Attorney; Jordan Goose, Assistant Planner; Nhi Atienza, Senior Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 0:00:56 in the archived video.

1. **Selection of Chair and Vice Chair**

Director Johnson called for nominations for the position of Chair.

Commissioner Wong nominated Vice Chair Rahmim as Chair of the Planning Commission.

Director Johnson invited public comment.

There were no requests to speak.

Director Johnson closed public comment.

Commissioner Davis moved to appoint Vice Chair Rahmim as Chair of the Planning Commission; seconded by Commissioner Wong, there were no objections; and carried on by roll call vote as follows:

AYES: Commissioner - Callaway, Davis, Rahmim, Rosenbluth, Williamson, Wong

NOES: Commissioner - None

Chair Rahmim called for nominations for the position of Vice Chair.

Commissioner Williamson nominated Commissioner Rosenbluth as Vice Chair of the Planning Commission.

Commissioner Davis nominated Commissioner Wong as Vice Chair of the Planning Commission.

Commissioner Williamson moved to appoint Commissioner Rosenbluth as Vice Chair of the Planning Commission; seconded by Commissioner Callaway, there were no objections; and carried on by roll call vote as follows:

AYES: Commissioner - Callaway, Rosenbluth, Williamson
NOES: Commissioner - Davis, Rahmim, Wong

Motion failed.

Commissioner Davis moved to appoint Commissioner Wong as Vice Chair of the Planning Commission; seconded by Chair Rahmim, there were no objections; and carried on by roll call vote as follows:

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

2. Annual Training on Open Meeting Laws, Public Records Act, Conflict of Interest Rules, and Claremont's Elected and Appointed Officials' Handbook. Presented By Alisha Patterson, City Attorney.
Approved and filed.

This item starts at 0:07:03 in the archived video.

City Attorney Patterson presented a PowerPoint presentation and addressed Commissioners' inquiries regarding Brown Act violations pertaining to the number of Commissioners meeting and the standardized majority number, personal fines, speaking on only agenda items, staff responding to public comment, public record requests, public record retention and what constitutes public record, and gift value.

PUBLIC COMMENT

This item starts at 0:52:10 in the archived video.

Chair Rahmim invited public comment.

Douglas Lyon stated that our state legislators are exempt from the requirements of the Brown Act.

There were no other requests to speak.

Chair Rahmim closed public comment.

CONSENT CALENDAR

This item starts at 0:55:23 in the archived video.

Chair Rahmim invited public comment.

There were no requests to speak.

Chair Rahmim closed public comment.

Vice Chair Wong pulled Item No. 3 from the Consent Calendar.

4. Update on City Council Priorities and 2022-24 Objectives
Received and File.

Commissioner Rosenbluth moved to approve Item No. 4 of the Consent Calendar, seconded by Commissioner Williamson; and carried on by roll call vote as follows:

AYES: Commissioner - Callaway, Davis, Rahmim, Rosenbluth, Williamson, Wong

NOES: Commissioner - None

Item Removed from the Consent Calendar

This item starts at 0:57:45 in the archived video.

Vice Chair Wong moved to approve Item No. 3 of the Consent Calendar, seconded by Commissioner Rosenbluth; and carried on by roll call vote as follows:

AYES: Commissioner - Davis, Rahmim, Rosenbluth, Williamson, Wong

NOES: Commissioner - None

ABSTENTION: Commissioner - Callaway

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

The Commission recessed at 7:59 PM and resumed at 8:04 PM.

PUBLIC HEARING

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

5. Conditional Use Permit File #24-C06, Review of a Request to Allow Development of a New Three-Story Mixed-Use Residential Building in the Claremont Village Located at 115 Harvard Place – Applicant – The Tucker Schoeman Venture.

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners' inquiries regarding bicycle parking, commercial and residential usage on the first floor, commercial and building square footage, expected rent, municipal code regarding mixed-use, public comment from Cal HDF, ground floor residential entry point, and City's floor area ratio requirement.

While waiting for the applicant's arrival, Chair Rahmim invited public comment.

Douglas Lyon stated that the exterior design is horrible and not consistent with the municipal code or the Village Design Plan. He urged the Commission to deny the project based on non-compliance with code 16.060.040.

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

Commission Secretary Atienza announced that one written public comment was received.

Commissioner Callaway finds the small commercial space interesting and inquired if there are any concerns with the residential units on the first floor.

Commissioner Rosenbluth stated that this is a mixed-use project with about 20% commercial space. There are a few mixed-use projects in the Village with residences on the first floor. The design maintains the village's massing and pace. He does not favor the design, but that's not the Commission's purview. This project works well, as it provides for residential and commercial space and will benefit from no parking requirements. He suggested adding bicycle parking.

Mark Schoeman, applicant, thanked the Commission for its patience. The owner is interested in creating housing for the college students. His responses to the Commission's inquiries are as follows: this is a viable space for a small office, there are no more security concerns than any other area in the Village, students with cars will park at school or the metro parking, tenant for the commercial space will park on the existing Village parking, he will look into bicycle parking, the rent for a studio will be approximately \$1,250 and for the other units, approximately \$1,000/bed, and he is not able to answer if the owner will increase the commercial space, but this is a viable mixed-use.

Commissioner Callaway stated that the project makes sense.

Commissioner Rosenbluth supports the project, as it fits in with the Village Design Plan without overwhelming the Village. It's a good use of space and a good use of the CUP process to increase residential use.

Commissioner Davis is concerned about the viability of the commercial and residential units on the first floor, but it's not the Commissioner's purview. Based on the CUP process, he is in favor of the project.

Commissioner Williamson is supportive of these residential infill projects. It will be a positive addition to the Village.

Vice Chair Wong is prepared to vote against, as this project does not meet the mixed-use terminology. With the potential of 26 occupants, it's too dense for the area.

Chair Rahmim is happy to see this type of project in the Village. It's a good use of a small property and meets the spirit of mixed-use.

Commissioner Rosenbluth reviewed that the findings can be made for the project.

Commissioner Rosenbluth moved to adopt Resolution No. 2025-10, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #24-C06, TO ALLOW DEVELOPMENT OF A NEW THREE-STORY MIXED-USE RESIDENTIAL BUILDING IN THE CLAREMONT VILLAGE LOCATED AT 115 HARVARD PLACE – APPLICANT – THE TUCKER SCHOEMAN VENTURE; 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 - Callaway, Davis, Rahmim, Rosenbluth, Williamson*
NOES: *Commissioner - Wong*

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

ADMINISTRATIVE ITEMS – None

REPORTS

This item starts at 2:11:30 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.

Director Johnson introduced and welcomed Commission Callaway to the Commission.

Commission/Committee

There were no comments.

ADJOURNMENT

Chair Rahmim adjourned the meeting at 9:14 PM.

Chair

ATTEST:

Administrative Assistant