

CLAREMONT PLANNING COMMISSION

MEETING AGENDA

"We are a vibrant, livable, and inclusive community dedicated to quality services, safety, financial strength, sustainability, preservation, and progress with equal representation for our community."

City Council Chamber
225 Second Street
Claremont, CA 91711



Tuesday
May 06, 2025
7:00 PM

COMMISSIONERS

PARKER G. EMERSON
CHAIR

MARIO ALVAREZ

JOHN DAVIS

ISAAC RAHMIM

RICHARD ROSENBLUTH

K.M. WILLIAMSON

JASON WONG

Meetings are open to the public for in-person attendance. The meeting will be live streamed via Zoom, technology permitting. Members of the public will not be able to provide public comment via Zoom. To watch the meeting via Zoom, use the following link: <https://zoom.us/j/93823869306>. To listen via telephone dial (213)338-8477, Webinar ID: 938 2386 9306. The recorded meeting will be uploaded to the City website and archived.

OPTIONS FOR PUBLIC COMMENT:

Public comment may be provided by one of the following methods. Each speaker will be given up to three (3) minutes to provide their comment.

IN-PERSON LIVE COMMENTS

When the item you wish to speak to is announced, please proceed to the speaker's podium one by one.

E-MAIL/MAIL

Written comments sent to the Planning Commission will be distributed to the Commission and imaged into the record of the meeting. Email: natienza@claremontca.gov. Mail: PO Box 880, Claremont, CA 91711. Written comments submitted after publication of the agenda will be made available in the document archive system on the City website as soon as possible - www.claremontca.gov.

For assistance, comments, or more information please contact Nhi Atienza, Commission Secretary, (909)399-5484.

CALL TO ORDER THE MEETING OF THE PLANNING COMMISSION

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENT

The Commission has set aside this time for persons who wish to comment on items that are not listed on the agenda, but are within the jurisdiction of the Planning Commission. Members of the public will have the opportunity to address the Commission regarding all items on the agenda at the time the Commission considers those items.

General public comment will be taken for 30 minutes and will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the Commission from taking action on oral requests relating to items that are not on the agenda. The Commission may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine. The Commission may act on these items by one motion following public comment. Only Commissioners may pull an item from the Consent Calendar for discussion.

1. PLANNING COMMISSION MEETING MINUTES OF APRIL 1, 2025

Recommendation: Staff recommends the Planning Commission approve and file the Planning Commission meeting minutes of April 1, 2025.

Attachment(s): Draft Planning Commission Meeting Minutes of April 1, 2025

PUBLIC HEARINGS

2. REQUEST FOR A CONDITIONAL USE PERMIT (FILE #25-C03), TO ESTABLISH A CIGAR LOUNGE, LOCATED AT 230 WEST FOOTHILL BOULEVARD. APPLICANT - NICK ROEFER.

Recommendation: Staff recommends the Planning Commission:

A. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING A REQUEST FOR CONDITIONAL USE PERMIT #25-C03, TO ESTABLISH A CIGAR LOUNGE, LOCATED AT 230 WEST FOOTHILL BOULEVARD. APPLICANT - NICK ROEFER; and

B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s): Draft Resolution
Site Plan
Floor Plan
Ventilation Plan

3. TENTATIVE TRACT MAP #84564 FOR THE PROPOSED SUBDIVISION OF 3 ACRES OF LAND (2.67 NET ACRES AFTER DEDICATIONS) FOR A 70-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT PROPOSED FOR VACANT LAND AND A DECOMMISSIONED TENNIS CLUB LOCATED AT 840 SOUTH INDIAN HILL BOULEVARD. APPLICANT: CITY VENTURES (CLAREMONT 2 INV, LLC)

Recommendation:

Staff recommends the Planning Commission:

- A. Adopt a RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA RECOMMENDING THE CITY COUNCIL OF THE CITY OF CLAREMONT APPROVE TENTATIVE TRACT MAP #84564 FOR THE PROPOSED SUBDIVISION OF 2.67 ACRES OF LAND FOR A 70-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT ON A PROPERTY LOCATED AT 840 SOUTH INDIAN HILL BOULEVARD. APPLICANT: CITY VENTURES (CLAREMONT 2 INV, LLC); and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s):

Draft Resolution

Vesting Tentative Tract Map # 84564

Architectural and Landscape Plans

Housing Element Opportunity Site 40

Applicant Attorney Memo Regarding State Housing Laws and Project Waivers

AB1633 Letter with CEQA Analysis

Revised VMT Screening Memo - Fehr & Peer

Revised Traffic Study - TJW Engineering, Inc.

Public Comments

ADMINISTRATIVE ITEMS - None

CONTINUED PUBLIC COMMENT

This time is reserved for those persons who were unable to speak earlier in the agenda because of the 30-minute time restriction.

REPORTS

Staff

Commission/Committee

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT PLANNING COMMISSION WILL BE HELD ON, MAY 20, 2025, AT 7:00 PM, IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, NHI ATIENZA, SENIOR ADMINISTRATIVE ASSISTANT OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON MAY 1, 2025, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: MAY 7, 2025