

RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING A REQUEST FOR CONDITIONAL USE PERMIT (FILE #25-C10), TO ALLOW FOR THE COMMERCIAL USE OF TENANT SPACE AS A MASSAGE ESTABLISHMENT, LOCATED IN THE COMMERCIAL HIGHWAY ZONING DISTRICT AT 665 EAST FOOTHILL BOULEVARD, SUITE F. APPLICANT – TRACY BRENNAN (DBA CLAREMONT YOGA)

WHEREAS, on December 17, 2025, the applicant submitted an application for a Conditional Use Permit (File #25-C10) to establish a new massage therapy service that will be ancillary to the existing primary yoga studio business located at 665 East Foothill Boulevard, Unit F; and

WHEREAS, the property is located within the Commercial Highway (CH) zoning district, where massage uses are conditionally allowed with the approval of a Conditional Use Permit (CUP); and zoning is consistent with the General Plan designation of Commercial; and

WHEREAS, notice of the public hearing was duly given and the above-mentioned site was posted on June 25, 2026; and

WHEREAS, notice of the public hearing was published in the Claremont Courier on June 26, 2026; and

WHEREAS, the Planning Commission held a public hearing on July 7, 2026, at which time all persons wishing to testify in connection with said proposal were heard and said proposal was fully studied.

NOW, THEREFORE, THE CLAREMONT PLANNING COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Planning Commission has determined that the project under review is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 – Existing Facilities (Class 1), in that the project entails the continued leasing of an existing tenant space within a private structure involving negligible or no expansion of an existing or former use. The project involves the operation, permitting, and leasing of a commercial use that is consistent with the zoning designation, General Plan Land Use district, and uses within other tenant spaces of the same building and complex, and does not propose any expansion of the existing tenant space proposed for use, and will not require additional site improvements to accommodate the business operations proposed. Therefore, no further environmental review is necessary.

SECTION 2. The Planning Commission makes the following findings in regards to the CUP request for the above-described project:

- A. The tenant space is approximately 853 square feet. This space is adequate in size and shape to accommodate the operation of the proposed massage use, where the proposed maximum of three massage therapists anticipate serving up to four customers each per day through scheduled appointments, for a maximum of 12 customers total per day. No additional floor area would be added to the existing tenant space or the overall building footprint. Parking for the proposed use is adequately served by the existing lot, located to the front, rear, and sides of the tenant space, which offers 108 spaces, four of which are ADA compliant.
- B. The site for the proposed massage use relates to streets and highways properly in that the adjacent streets, Foothill Boulevard and North Claremont Avenue, can accommodate the traffic generated by the proposed massage use. Given the appointment based nature of the massage therapy operation, and that the massage therapy service will function mostly as a complimentary service for the applicant's clients from yoga classes who can make one trip for both services, and that the maximum number of clients that can receive massage therapy per day is twelve customers, the proposed use will not generate a significant amount of new traffic and the use can continue to be accommodated by the existing streets.
- C. The proposed use will not impair the integrity and character of the underlying zone of the Commercial Highway zoning area or otherwise have an adverse effect on adjacent properties or the permitted use thereof in that the proposed massage business is similar in scale and use to other approved uses within the immediate area. The massage business will provide a complementary and appropriate use within the Commercial Highway zoning district, as this district encourages a mixture of uses.
- D. The proposed use is not contrary to the General Plan, as the policies of the General Plan encourage economic and social activity in commercial areas of the City in a well-regulated and safe manner. The proposed business is consistent with the Commercial land use designation in the General Plan. The use is also consistent with Goal 2-3 of the General Plan, which encourages the accommodation of a range of land uses that meet the needs of the City.
- E. The proposed use will not endanger or otherwise constitute a menace to the public health, safety, or general welfare in that the proposed use consists of the operation of a massage studio, which is similar to other businesses operating within immediate area and elsewhere in the City. These types of businesses currently operate in several locations in the City without significant impacts to the surrounding areas in which the operations are located. In addition, the use of CUP's regulate these businesses with conditions of approval that further minimize the potential for negative impacts.

SECTION 3. The Planning Commission hereby approves CUP #25-C10, based on the findings of Section 16.303.040 of the Claremont Municipal Code (CMC) outlined in Section B above, and subject to the following conditions:

- A. This approval is for the operation of massage therapy business approximately 853 square feet in size, located at 665 East Foothill Boulevard, Unit F, as described in the staff report and depicted on the site and floor plans on file with the Planning Division.
- B. This approval shall be valid for two years from the date of the Planning Commission action. If a business permit is not secured within that time frame, or an extension is not granted, then this approval shall automatically expire without further action by the City.
- C. Should the use for which this CUP was granted (massage establishment) be discontinued for a period of 12 months or more, such use shall not be re-established, and the matter shall be referred to the Planning Commission to initiate the proceedings for the revocation of this CUP.
- D. Prior to the issuance of a business license, the applicant/business owner shall be responsible for providing a current up-to-date roster of all employees, and licenses from the California Massage Therapy Council for each technician administering massage services to the City's Finance Department.
- E. Prior to operation of the business, the applicant/business owner shall be responsible for contacting the Claremont Police Department to ensure it is in compliance with all facility and operating requirements identified in the CMC.
- F. The massage use is approved to operate between the hours of 8:00 AM to 9:00 PM, seven days a week.
- G. Prior to the issuance of a business permit, the applicant shall pay any and all outstanding development review fees regarding the CUP (File #25-C10).
- H. Any signage proposed for the massage business shall fully comply with the City standards regarding signs further identified in Title 18 of the Claremont Municipal Code.
- I. Noncompliance with any condition of approval shall constitute a violation of the City's Municipal Code. Violations may be enforced in accordance with the provisions of Title 16 and/or the administrative fines program of Title 1 of the Claremont Municipal Code.
- J. Prior to the issuance of business license for the proposed massage establishment and/or for each massage therapist working at Claremont Yoga located at 665 East Foothill Boulevard, Units F and E, the applicant/business

owner shall obtain building permits for all unpermitted tenant improvements done for the tenant space, subject to the satisfaction of the Building Official.

- K. The applicant/owner, by utilizing the benefits of this approval, shall thereby agree to defend, at its sole expense, any action against the City, its agents, officers, and employees because of the issues of such approval. In addition, the applicant/owner shall reimburse the City et al for any court costs and attorney fees, which the City et al may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant/owner of its obligation hereunder.
- L. Failure to comply with any of the conditions, including design issues as shown on plans reviewed and approved by the City of Claremont, may result in failure to obtain a building final and/or certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred, where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

SECTION 4. The Planning Commission Chair shall sign this Resolution and the Commission Secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 7th day of July, 2026.

Planning Commission Chair

ATTEST:

Planning Commission Secretary