

**PLANNING COMMISSION
REGULAR MEETING MINUTES**

Tuesday, February 17, 2026 – 7:00 PM

Video Recording is Archived on the City Website

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: EMMERT, RAHMIM, ROSENBLUTH,
WILLIAMSON, WONG (Arrived at 7:01 PM)

ABSENT

COMMISSIONER: CALLAWAY, DAVIS

ALSO PRESENT

Brad Johnson, Community Development Director; 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 0:00:55 in the archived video.

Chair Rahmim invited public comment.

Commission Secretary Atienza announced no written public comment had been received.

There were no requests to speak.

Chair Rahmim closed public comment.

CONSENT CALENDAR

This item starts at 0:03:08 in the archived video.

Chair Rahmim invited public comment.

There were no requests to speak.

Chair Rahmim closed public comment.

Commissioner Rosenbluth moved to approve Consent Calendar, seconded by Commissioner Wong; and carried on by roll call vote as follows:

1. Planning Commission Meeting Minutes of December 16, 2025
Approved and filed.

AYES: *Commissioner - Emmert, Rahmim, Rosenbluth, Wong*
NOES: *Commissioner - None*
ABSTENTIONS: *Commissioner - Williamson*
ABSENCES: *Commissioner - Callaway, Davis*

2. Presentation of Recently Adopted City of Claremont Emergency Operations Plan.
Received and filed.

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

PUBLIC HEARING

This item starts at 0:06:08 in the archived video.

3. Conditional Use Permit File #25-C08, Review of a Request to Permit a Change of Use of an Existing Single-Family Residence to a Religious Facility Located at 145 West Seventh Street– Applicant – The Tucker Schoeman Venture.

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners' inquiries regarding accessibility, security, and occupancy requirements.

Mark Schoeman, Architect and Bethany Slater, Executive Director of Claremont Hillel responded to Commissioners' inquiries as follows:

- Accessibility will be from the back. We will plan for accessibility to the front and throughout the house for equity while maintaining the historical aspects.
- Security will be balanced with access while also creating a welcoming experience.
- The 150-occupancy load is based on the fire code.
- There will be two large events, Rosh Hashanah and Yom Kippur.
- Smaller events will be no more than 50 persons.
- Morning events will be approximately two hours, and evening events will be approximately one hour.
- Will adhere to the City noise ordinance.
- 90% of the students will be walking to the facility, eliminating any parking concerns.
- Day-to-day activity will include staff working in the upstairs offices, various classes, and social time for the students indoors and outdoors.
- Shavuot dinners are on Friday nights in the backyard.

Director Johnson stated that an entertainment permit should be added as a condition if amplification is considered, and the Building Official will set the maximum occupancy for each room.

Chair Rahmim invited public comment.

Dean Harpaz, a freshman at McKenna College, stated that Claremont Hillel provides Jewish students with a sense of belonging and a safe environment to gather in, all within walking distance.

Nile Girard, former Pomona College Associate Dean of Students and past President of the Hillel Council, emphasized the importance of Claremont Hillel as an identifiable place where the Jewish community can feel safe and comfortable studying and learning.

Diane Schuster, resident, is excited that the Claremont Colleges would be identified as a place where Jewish students feel safe, supported, and welcomed by the larger Jewish community.

Bernard Carmatz has been affiliated with Hillel for many years, understands the importance of the request, and welcomes the Commission's endorsement to meet students' needs. It is also important that the Commission recognize the historic nature of the request. Neighbors on both sides of the facility are understanding and welcoming of the project. This will be a great addition to the community and campus at large.

There were no additional requests to speak.

Public comment was closed.

In response to the Commissioners' inquiries, Ms. Slater stated that a small amount of alcohol would be offered as a blessing for ritual purposes only and that there are probably better places to rent for events than the Claremont Hillel.

Commissioner Emmert is in favor of the project; it is a great adaptive use of the space, and it serves the needs of the community and colleges.

Commissioner Rosenbluth is in favor of the project, and all the findings can be made.

Commissioner Williamson agrees with the findings and agrees with the use of the standard residential noise ordinance as it relates to the large events.

Commissioner Wong moved to adopt Resolution No. 2026-1, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (FILE #25-C08), TO PERMIT A CHANGE OF USE OF AN EXISTING SINGLE-FAMILY RESIDENCE TO A RELIGIOUS FACILITY LOCATED AT 145 WEST SEVENTH STREET – APPLICANT – THE TUCKER SCHOEMAN VENTURE as amended to include additional language regarding 1) occupancy language per the Building Official on Section 3B, 2) standard residential noise ordinance, and 3) up to four large events per year; 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 - Emmert, Rahmim, Rosenbluth, Williamson, Wong

NOES: Commissioner - None

ABSENCES: Commissioner - Callaway, Davis

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

ADMINISTRATIVE ITEM – None

REPORTS

This item starts at 1:06:13 in the archived video.

Staff

Director Johnson reported on items of interest from the previous City Council meetings and described future items coming before the Commission.

Commission/Committee

In response to Commissioner Rosenbluth's inquiry, Director Johnson stated that both IT and the police department are working on the Village's security cameras.

ADJOURNMENT

Chair Rahmim adjourned the meeting at 8:15 PM.

Chair

ATTEST:

Administrative Assistant