

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
July 07, 2026
7:00 PM

COMMISSIONERS

ISAAC RAHMIM
CHAIR

MEGAN CALLAWAY JOHN DAVIS

JESSE EMMERT 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 JUNE 2, 2026

Recommendation: Staff recommends the Planning Commission approve and file the Planning Commission meeting minutes of June 2, 2026.

Attachment(s): Planning Commission Meeting Minutes of June 2, 2026

2. RESOLUTION APPROVING PLANNING COMMISSION DETERMINATION OF IMPRACTICALITY TO UNDERGROUND AN ELECTRICAL UTILITY LINE ASSOCIATED WITH A NEW SINGLE-FAMILY RESIDENCE AND ASSESSORY DWELLING UNIT LOCATED AT 631 BLANCHARD PLACE

Recommendation: Staff recommends the Planning Commission:
A. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING PLANNING COMMISSION DETERMINATION OF IMPRACTICALITY TO UNDERGROUND UTILITY LINES ASSOCIATED WITH THE NEW SINGLE-FAMILY RESIDENCE LOCATED AT 631 BLANCHARD PLACE; and
B. Find this item is exempt from environmental review under the California Quality Act (CEQA)

Attachment(s): Draft Resolution
Photos of Existing Blanchard Place Overhead Lines
CMC.16.151.010

PUBLIC HEARINGS

3. REQUEST FOR A CONDITIONAL USE PERMIT (FILE #26-C02) TO ALLOW FOR THE SALE OF BEER AND WINE ALCOHOLIC BEVERAGES (DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE-41 LIQUOR LICENSE) IN CONJUNCTION WITH A BONA-FIDE EATING ESTABLISHMENT IN A RESTAURANT SPACE, CRAB N SPICE, LOCATED AT 806 SOUTH INDIAN HILL. APPLICANT - MARGERIT SHOKRALLA

Recommendation:

Staff recommends the Planning Commission:

- A. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (FILE #26-C02), TO ALLOW FOR THE SALE OF BEER AND WINE ALCOHOLIC BEVERAGES (DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL TYPE-41 LIQUOR LICENSE) IN CONJUNCTION WITH A BONA-FIDE EATING ESTABLISHMENT IN A RESTAURANT SPACE, CRAB N SPICE, LOCATED AT 806 SOUTH INDIAN HILL BOULEVARD. APPLICANT - MARGERIT SHOKRALLA; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s):

Draft Resolution
Proposed Plan Set
Justification Statement
Crab N Spice Food and Beverage Menu

4. REQUEST FOR A 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, UNIT F. APPLICANT - TRACY BRENNAN (DBA CLAREMONT YOGA)

Recommendation:

Staff recommends the Planning Commission:

- A. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING 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); and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s):

Draft Resolution
Business Operation Statement
Site Plan
Floor Plan
Site Photos

5. REVIEW OF A PROPOSED AMENDMENT TO THE CLAREMONT MUNICIPAL CODE PERTAINING TO EXISTING DRIVE-THROUGH FACILITIES (#26-CA01). CITY-INITIATED

- Recommendation:** Staff recommends the Planning Commission:
- A. Approve A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN AMENDMENT TO THE CLAREMONT MUNICIPAL CODE CHAPTER 16.093 - DRIVE-THROUGH RESTAURANT FACILITIES (#26-CA01); and
 - B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s): Draft Resolution
Chapter 16.093 Drive-Through Restaurant Facilities
Chapter 16.400 Nonconformities
Map of the CF Zoning District and Vicinity

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

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT PLANNING COMMISSION WILL BE HELD ON, JULY 21, 2026, 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 JULY 2, 2026, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: JULY 8, 2026