

CLAREMONT PLANNING COMMISSION

MEETING AGENDA

**City Council Chamber
225 Second Street
Claremont, CA 91711**



**Tuesday
May 15, 2018
7:00 PM**

COMMISSIONERS

**RICHARD ROSENBLUTH
CHAIR**

RICK REED

JAMES JACKSON

CATHERINE CURTIS PARKER G. EMERSON DOUGLAS LYON LEIGH ANNE JONES

CALL TO ORDER THE MEETING OF THE PLANNING COMMISSION

ROLL CALL

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENT

The Commission has set aside this time for persons in the audience who wish to comment on items that ARE NOT LISTED ON THIS AGENDA, but are within the jurisdiction of the Planning Commission. Members of the audience will later have the opportunity to address the Planning Commission regarding ALL OTHER ITEMS ON THE AGENDA at the time the Commission considers those items.

At this time the Commission will take public comment for 30 minutes. Public Comment 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.

The Commission requests, but does not require, speakers to identify themselves. When you come up to speak, please state your name unless you wish to remain anonymous. Each speaker will be allowed four (4) continuous minutes.

CONSENT CALENDAR

All matters listed on the consent calendar are considered to be routine. The Planning Commission or one or more Commissions and/or Committees have previously considered most of the items on

the consent calendar. 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.

The Commission will waive reading of resolutions. Each resolution will be numbered following Commission approval.

Now is the time for those in the audience to comment on the consent calendar. Each speaker will be allowed four (4) continuous minutes to comment on items on the consent calendar.

Routine Administrative Items

1. PLANNING COMMISSION MINUTES OF APRIL 17, 2018

Recommendation: Staff recommends that the Planning Commission approve and file the regular Planning Commission meeting minutes of April 17, 2018.

Attachment(s): Draft Planning Commission Meeting Minutes of April 17, 2018

2. HOUSING ELEMENT - 2017 ANNUAL PROGRESS REPORT

Recommendation: Staff recommends that the Planning Commission recommend approval to the City Council of the attached 2017 Annual Progress Report.

Attachment(s): Housing Element - 2017 Annual Progress Report

PUBLIC HEARINGS

Each speaker providing public comment will be allowed four (4) continuous minutes to speak, which cannot be delegated.

3. AMENDMENTS TO THE CLAREMONT MUNICIPAL CODE PERTAINING TO MICRO-BREWERIES IN CONNECTION WITH A RESTAURANT AND FITNESS CLUB USES IN THE MIXED-USE 1 (MU1) ZONE (FILE #18-CA01). APPLICANT - JOHN CHEN FOR T.T.F. (USA) LTD.

Recommendation: Staff recommends that the Planning Commission adopt the attached resolution (Attachment A) recommending City Council adopt an ordinance (Exhibit 1 to Attachment A) amending the Commercial Districts Permitted Use Chart (CMC Table 16.051.A) and the Mixed Use District Development Standards Table (CMC Table 16.040.2) regarding micro-breweries and indoor recreation/sports and health clubs in the Mixed Use 1 zoning district.

Attachment(s): Planning Commission Resolution

4. CONDITIONAL USE PERMIT #18-C02 AMENDING CONDITIONAL USE PERMIT #98-C01 TO MODIFY THE CONDITIONS OF APPROVAL RELATED TO REGULAR ACTIVITIES AND SPECIAL EVENTS, AND CONDITIONAL USE PERMIT #77-C004 TO ALLOW LIGHTING ON TENNIS COURTS 6 AND 7 AT THE CLAREMONT CLUB LOCATED AT 1777 MONTE VISTA AVENUE. APPLICANT - MIKE ALPERT FOR THE CLAREMONT CLUB.

Recommendation: Staff recommends that the Planning Commission adopt the attached resolution approving Conditional Use Permit #18-C02, based on the findings of Claremont Municipal Code section 16.303.040 and pursuant to the conditions in Section C of the resolution included herein as Attachment A.

Attachment(s): Resolution Approving Conditional Use Permit #18-C02
Planning Commission Resolution No. 652 (CUP #77-C004)
Planning Commission Resolution No. 98-16 (CUP #98-C01)
South Field Proposed and Existing Shade Canopy Layouts
Proposed Lighting Fixture Specifications
Site Plan
Photos
Letter and Signatures in Support of Tennis Court Lighting

ADMINISTRATIVE ITEMS - NONE

REPORTS

Commission

Mayor/Chair Meeting

Commissioner Comments

Staff

Briefing on Council Meetings

Briefing on Other Items

Upcoming Agendas and Events

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT PLANNING COMMISSION WILL BE HELD ON JUNE 5, 2018, AT 7:00 P.M. IN THE CLAREMONT CITY COUNCIL CHAMBER, 225 SECOND STREET.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE PLANNING COMMISSION AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 207 HARVARD AVENUE, CLAREMONT, MONDAY THROUGH THURSDAY, 7 AM – 6 PM. SUBJECT MATERIALS WILL BE MADE AVAILABLE ON THE CITY WEBSITE AS SOON AS POSSIBLE - www.ci.claremont.ca.us. For more information, please call the City Clerk's Office at 909-399-5461.

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, JUDY CHEN-KO, 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 10, 2018, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

ANY ITEMS WHICH HAVE NOT BEEN INITIATED BY 10:00 P.M. WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING. FURTHER, ANY ITEM INITIATED BEFORE 10:00 P.M. ON WHICH A CONCLUSION HAS NOT BEEN REACHED BY 10:15 P.M. WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION.

POST THROUGH: MAY 16, 2018