



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
MAY 26, 2020
VIA ZOOM VIRTUAL MEETING PLATFORM

CALL TO ORDER

Chair Rowley called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Sanchez led those present in the salute to the flag.

ROLL CALL

Present: Chair Rowley, Vice Chair Martinez, Commissioners Eaton, Sahagun and Sanchez, Community Development Director Diaz, Deputy Director of Economic and Community Development Caldwell, Deputy City Attorney Holdaway, and IT Specialist Garcia

MINUTES

The minutes from the April 13, 2020 regular meeting were presented for approval. Commissioner Sahagun moved, Commissioner Eaton seconded, there being no opposition to the motion, the motion passed 5-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2020-08
Project Address: 4651 Brooks Street
Project Applicant: Highbrook, LLC
Project Planner: Christine S. Caldwell
Request: Precise Plan of Design for a proposed 56,000-square-foot industrial/warehouse building and associated site improvements

Due to the COVID-19 virus and under Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting was conducted remotely via the ZOOM virtual meeting platform.

Deputy Director of Economic and Community Development Caldwell reviewed the staff report.

Chair Rowley opened the public hearing.

Staff verified there was no one waiting to comment on the project and Chair Rowley closed the public hearing.

Deputy City Attorney Holdaway stated that because the meeting is being held remotely, the Governor's Order requires that the vote be conducted by roll call.

Commissioner Eaton moved that, based upon evidence submitted, the Planning Commission finds the current application for the proposed industrial/warehouse building and related site improvements are categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15332 of the State CEQA Guidelines, which covers infill projects in significantly developed areas. The proposed development of the subject site is consistent with the applicable policies of the General Plan, and zoning designation of the site, is less than five acres in area, has utilities present in the area to serve the development, and is similar to other existing and newer industrial developments and uses in the vicinity, seconded by Commissioner Sanchez, there being no opposition to the motion, and yes votes by Chair Rowley, Vice Chair Martinez, and Commissioner Sahagun, approving the motion 5-0.

Commissioner Sahagun moved to approve the Precise Plan of Design request for the site plan, elevations, conceptual landscape plan, colors and materials associated with the proposed 56,000 square-foot industrial/warehouse building and associated site development improvements on the 2.55-acre site at the 4651 Brooks Street, per the submitted plans and as described in the staff report, subject to conditions of approval contained in Planning Commission Resolution No. 20-1938, seconded by Vice Chair Martinez, there being no opposition to the motion, and yes votes by Chair Rowley, Commissioners Eaton and Sanchez, approving the motion 5-0.

INFORMATION ITEMS

Community Development Director Diaz thanked the Commission for their patience and cooperation in working through these remote meetings.

Deputy City Attorney Holdaway stated he finally got his Zoom working properly, stated it was a pleasure to be with everyone this evening and hope that we are all meeting in person next month.

Wishes of staying healthy and well and looking forward to meeting in person were exchanged among staff and Commissioners.

Chair Rowley adjourned the meeting at 7:18 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary

Approved 06-22-20