



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
June 22, 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 Sahagun led those virtually 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, Associate Planner Gutierrez, Deputy City Attorney Holdaway, and IT Specialist Garcia

MINUTES

The minutes from the May 26, 2020 regular meeting were presented for approval. Commissioner Eaton moved to approve, Commissioner Sahagun 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 2019-24
Project Address: 9451 – 9477 Central Avenue
Project Applicant: Montclair Center, Ltd.
Project Planner: Yvonne Nemeth
Request: Time Extension Request on a previously approved Conditional Use Permit and Precise Plan of Design

Community Development Director Diaz stated this item is required to extend the approval of the CUP and PPD, approved by the Planning Commission in September 2019. Due to the challenges created by the Covid-19 pandemic, the developer has experienced delays in being able to carry forward the project. Community Development Director Diaz was happy to announce the applicant is almost complete with the plan check process and is waiting to get financing for the proposal and they requested extra time to complete that without major rush. Because of the applicant's good due diligence in getting the project reviewed through the Planning and Building Divisions, staff believes the request to extend their initial CUP and PPD approval to December 19, 2020 is reasonable and staff has no issue with the request.

Chair Rowley opened the public hearing.

Hearing no requests to comment, Chair Rowley closed the public hearing.

Commissioner Sahagun moved to approve the time extension request until December 19, 2020, subject to the original 90 conditions of approval in Resolution No. 19-1933, seconded by Commissioner Sanchez, there being no opposition to the motion, the motion passed 5-0 and a verbal vote by name was as follows: Ayes – Chair Rowley, Vice Chair Martinez, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez.

- b. PUBLIC HEARING - CASE NUMBER 2020-10
Project Address: 5515 Moreno Street
Project Applicant: Moreno Street, LLC
Project Planner: Silvia Gutierrez
Request: Conditional Use Permit (CUP) to establish and operate Drive Time auto dealership with outdoor vehicle display on a 1.78 acre site. Precise Plan of Design (PPD) for the exterior and interior remodel of the existing building along with site improvements including lighting, parking lot, and landscaping upgrades.

Associate Planner Gutierrez reviewed the staff report.

Dan Benn of JLL at Four Park Plaza in Irvine, representing the applicant and Drive Time was virtually present. He thanked City staff for their assistance in getting the project to this point and they were very happy to be moving forward and desired to go through a couple items. Page 5, Section 10, he noticed a typo referencing the Holt Boulevard monument sign and asked the language be updated to reflect Moreno Street monument sign where this new location would be.

Associate Planner Gutierrez asked if she could just go through the changes and if Mr. Benn would reply affirmatively to the changes. Ms. Gutierrez stated the next item would be a standard condition, which we typically add with regard to the support pedestals for freestanding light poles and we ask that they have a stucco finish. However, in this case, we considered the applicant's concerns and are supportive of the request just making sure the poles are smooth, finished concrete and that any damage be repaired as part of this project. Staff is comfortable with that and it will be incorporated as an update into the resolution.

The next item is a typical standard condition with respect to securing the property with fencing and gates. At this time, Drive Time is not planning to provide rear gates to secure the rear portion of the property and has requested the condition be updated to reflect that the applicant shall coordinate with the Community Development Director on the design and relocation of any future fencing and gates on the property. That way, their development can move forward without having a particular fence design at this time.

There are two conditions that are very similar. One says graffiti removal be within 72 hours and the other says it will be within 24 hours. Both staff and the applicant agree that graffiti removal shall occur within 72 hours of discovery or notification by the City.

The next item is Condition 70 c. The applicant requested the removal of the requirement for the State Construction general permit. That was a condition that was provided by our NPDES Department and, after consulting with NPDES, it has been determined the condition is not necessary; so, staff supports removal of the condition.

Finally, there are two standard conditions, Condition Nos. 80 and 81, with respect to utilities and undergrounding of utilities in the public right-of-way. That is typical, standard language that staff incorporates into all projects and there is an opportunity for the applicant to request an in-lieu fee as an alternative. The language the applicant has indicated that Drive Time accepts the conditions with respect to their ability to apply for an exception, which in this case, they have a right to apply for that exception and also to pay the in-lieu fee if deemed necessary by the City Manager.

Those are the proposed changes. Associate Planner Gutierrez asked if anyone had any questions or comments regarding the aesthetics of the project and/or renderings as shown.

Chair Rowley commented that it all seems to fall right in line with the project. This just tightened up the nuts and bolts.

Chair Rowley opened the public hearing.

Hearing no requests to comment, Chair Rowley closed the public hearing.

Community Development Director Diaz stated that staff is comfortable with the changes the applicant is requesting and recommended if the Commission is comfortable with the changes, then the Commission can move forward with the motions and staff will update the resolution for Chair Rowley to sign.

Deputy Attorney Holdaway stated there are two recommended actions and along with the second one, the Commission could move to include the changes to the conditions of approval as presented to be part of that motion.

Commissioner Sahagun moved that, based upon the evidence submitted, the project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA). Further, the project qualifies as a Class 1 exemption under State CEQA Guidelines Section 15301, which exempts projects that result in no expansion of existing structures, seconded by Commissioner Eaton, there being no opposition to the motion, the motion passed 5-0, and a verbal vote by name was as follows: Ayes - Chair Rowley, Vice Chair Martinez, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez.

Chair Rowley moved to approve a Conditional Use Permit and Precise Plan of Design under Case No. 2020-10 to allow an auto sales use with outdoor display, and including minor services (e.g., tire and battery replacement, detailing), and the exterior remodel and renovation of the site, at 5515 Moreno Street, subject to required findings and conditions of approval contained in attached Resolution No. 20-1939, seconded by Commissioner Sanchez, there being no opposition, the motion passed 5-0, and a verbal vote by name was as follows: Ayes - Chair Rowley, Vice Chair Martinez, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez.

INFORMATION ITEMS

Vice Chair Martinez welcomed Drive Time, commenting they have big shoes to fill because the prior tenant was a landmark in Montclair and by the same token, times change and it looks like it will be a beautiful project and we appreciate them staying in Montclair and developing their business here.

Vice Chair Martinez asked if staff had any inkling of when we might be meeting again in person or is that still day-to-day. Community Development Director Diaz replied the decision to meet together again has not been made, but it is week-to-week now. At some point in the future staff will make an announcement but there is nothing to tell when that might be.

Commissioner Sahagun agreed with Vice Chair Martinez about the project going to be a beautiful one and an improvement for Moreno Street. He also made note that there were quite a few participants via Zoom and thanked them for virtually attending the meeting. Last, he wished everyone a safe July 4th holiday, reminded all to wear a mask and practice social distancing. We are not safe yet.

Commissioner Eaton wished everyone to stay well and to take care of themselves and their families.

Commissioner Sanchez continued the sentiment, hoped everyone stays well and safe. He was sad about the site because it has been there a long, long time; he grew up here in Montclair and remembers the site as a kid. Looking forward to seeing everyone soon.

Chair Rowley commented that the site has evolved because in the beginning it was a racquetball club and it looks like the car bays will be right about where the racquetball courts used to be. He thanked Drive Time for wanting to stay in our city, feels it will be a beautiful project and will dress up that Moreno Street area. He wished everyone a Happy July 4th. He and Commissioner Eaton already knew the 4th of July started in their neighborhood right around Memorial Day, getting a full taste of it every evening, and they hoped the neighborhood will be done with fireworks by the 4th of July. Do unto others as you would have them do unto you and maybe we will make it through all of this.

Chair Rowley adjourned the meeting at 7:40 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary