



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
July 13, 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, Deputy City Attorney Holdaway, and IT Specialist Garcia

MINUTES

The minutes from the June 22, 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 2019-03
Project Address: 9399 Autoplex Street
Project Applicant: Montclair Dealership Group Properties, LLC
Project Planner: Michael Diaz
Request: Time Extension Request for Conditional Use Permit, Variance and Precise Plan of Design previously approved June 24, 2019

Community Development Director Diaz reviewed the staff report.

Chair Rowley opened the public hearing.

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

Commissioner Sahagun moved to approve a time extension to June 24, 2021, for the Conditional Use Permit, Variance, and Precise Plan of Design approved under Case No. 2019-03, subject to the original conditions of approval in Resolution No. 19-1930., 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.

- b. PUBLIC HEARING – CASE NUMBER 2020-12
Project Address: 5281 Holt Boulevard
Project Applicant: CFG R&I, a California Corporation
Project Planner: Christine S. Caldwell
Request: Precise Plan of Design for a proposed master sign program for the Cardenas Market Place shopping center

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

Commissioner Sahagun commented the project is a very attractive project and the sign program is also very nice. He said his question was not regarding the sign program but asked whether the project met the parking ratio criteria.

Deputy Director of Economic and Community Development Caldwell agreed that it is a very attractive shopping center and that the project really makes a statement. She went on to say the project met all parking requirements for the site and square footage of the buildings. Commissioner Sahagun commented that he could not wait for the businesses to open and Community Development Director Diaz agreed and commented that staff is hoping that Cardenas Market will be open for business in September. Commissioner Sahagun stated that

Montclair has needed another market in town to meet the needs of its residents. Deputy Director of Economic and Community Development Caldwell stated the representative for the applicant is online if anyone has questions specifically for them.

Chair Rowley asked for a clear pronunciation of the name *Cardenas* and mentioned he has been mispronouncing it for years and will work on it. [*Chuckling and "me also" comments from Zoom participants were abound.*]

Chair Rowley opened the public hearing.

David Moss, the project representative from David Moss and Associates, Inc., thanked the Commission and mentioned that the Zoom meeting was working very well and wanted to say thank you to Christine Caldwell and Mike Diaz. Their focus and guidance has been spot on and very, very timely in getting this project to Commission and they are appreciative. They feel everything was stated perfectly in the staff report, better than the applicant's representative could hope to repeat. The sign program is comprehensive, appropriate, and consistent with zoning code, and the Specific Plan is straightforward and covers the potential elements of design, review and maintenance and that all signage types are attractive and appropriately placed with clarity on color and logos for four tenant categories. They cannot thank the Commission enough and City staff for moving this project forward. The goal is for Cardenas Market to open in September; it may be delayed just a little bit, but the enthusiasm is really, really appreciated.

Bruce Culp, resident of The Paseos, commented regarding the monument signs located on the street. He has been to previous meetings, where they talked about adding City of Montclair and Montclair's logo onto those signs to identify the business is located in Montclair. He was not sure if there was any thought about adding the City logo and/or the words *City of Montclair* to the monument signs at the street locations so that it can specifically identify Cardenas Market as being in Montclair.

Community Development Director Diaz replied that the particular requirement Mr. Culp referred to is one that is specific to signs that are oriented toward the freeway, which is why in those cases, Mr. Culp is correct that we require they put the name of the City on those particular signs. For monument signs such as what we are reviewing tonight, there is no such requirement except that one of the signs has to have the address. The applicant is satisfying that requirement, Community Development Director concluded.

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

Chair Rowley moved that, based on the evidence submitted, a finding is made that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15311, Class 11(a), in that the project involves the approval of a sign program to govern the installation of on premise signs, 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.

Commissioner Eaton moved to approve a Precise Plan of Design for a sign program under Case No. 2020-12 for a master sign program for an approved and recently constructed multi-tenant commercial retail center known as *Cardenas Market Place* at 5281 Holt Boulevard, subject to the conditions of approval contained in Resolution No.20-1940, seconded by Commissioner Sahagun, 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.

INFORMATION ITEMS

Community Development Director Diaz shared with the Commission the Public Notice of Availability of the Montclair Place District Specific Plan Project Draft Environmental Impact Report, which was released for public comment on Friday, July 10th and the public review period is 45 days long and that would take us to August 24th. During that time frame, staff plans on having a public review hearing on the entire matter before the Planning Commission on August 10th, so please write that on your calendars. He further advised that he would be sending the Planning Commissioners a link to retrieve the Notice. It is a long document and staff wanted to give the Commission plenty of time to review it. After Planning Commission review of this project, staff is hoping to take it to City Council at one of the September meetings for final decision on the project. This has been a big project for staff, it represents a big change to the mall, it is a 30-year plan that envisions a complete opportunity to completely rethink how the mall and the property around the mall is developed and looks in the future. He hoped they enjoyed reviewing the Specific Plan document itself so that they will see what is envisioned.

Commissioner Eaton stated that she has had so many questions by others on the Cardenas Market Place project wanting to know when it would open, etc. and she felt it was good to have some answers now and was looking forward to a great addition to that area. She wished everyone well wishes and her dog barked everyone good wishes, too!

Commissioner Sanchez hoped everyone was keeping cool with the hot weather and very excited for the new project; Cardenas Market has been part of the City for quite a few years before they relocated from their previous location off Mills Avenue so he was excited to see this project in full effect. Hoped everyone was staying well and hoped to see everyone soon,

Chair Rowley adjourned the meeting at 7:37 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary