



**CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
October 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

Chair Rowley led those virtually present in the salute to the flag.

ROLL CALL

Present: Chair Rowley, Commissioners Eaton, Sahagun, and Sanchez, Community Development Director Diaz, Associate Planner Nemeth, Deputy City Attorney Holdaway, and IT Specialist Garcia

Absent: Vice Chair Martinez

MINUTES

The minutes from the August 10, 2020, Zoom meeting were presented for approval. Commissioner Eaton moved to approve, Commissioner Sanchez seconded, there being no opposition to the motion, the motion passed 4-0-1 (Martinez absent) and a verbal vote by name was as follows: Ayes – Chair Rowley, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez, Noes: - None, Absent: Commissioner Martinez..

The minutes from the August 24, 2020, Zoom meeting were presented for approval. Chair Rowley moved to approve, Commissioner Eaton seconded, there being no opposition to the

motion, the motion passed 4-0-1 (Martinez absent) and a verbal vote by name was as follows: Ayes – Chair Rowley, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez, Noes – None, Absent: Commissioner Martinez.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING – CASE NUMBER 2019-26
 - Project Address: 10330 – 10338 Central Avenue
 - Project Applicant: Ismail Emilie Living Trust
 - Project Planner: Yvonne Nemeth, Associate Planner
 - Request: Conditional Use Permit request to allow a convenience store (no sale of alcohol or cigar/cigarettes/electronic cigarettes), Precise Plan of Design for the exterior lighting, landscaping and parking improvements and sign program, and a Variance to allow a 6-foot setback.

Associate Planner Yvonne Nemeth reviewed the staff report and shared a PowerPoint presentation.

Commissioner Sahagun asked for clarification on the location of the planter. He felt reciprocal parking would be a benefit and would make the property look better.

Chair Rowley asked why the poles separated the two properties were originally put in place, commenting he always assumed it was to keep the traffic for the northern property on the north side and not have vehicles cutting through the parking area. Director Diaz replied that is probably why they are there, they might have had difficulty with customers parking on both sides of the lot at one time which possibly initiated the need to install the poles. Commissioner Sahagun commented on connecting the two properties via a reciprocal access agreement. Staff reiterated it is unaware of an existing access agreement between the properties nor felt it was pertinent to this project. At this point, both property owners have no desire to connect the properties. The south property owner has been working on his own project/remodel and anticipates coming before the Planning Commission in the not too distant future with his project. Deputy City Attorney Holdaway commented that the City typically requires reciprocal access agreements when parcels are under common ownership or being developed jointly, but in this case, the neighboring property is under separate ownership.

Commissioner Sanchez asked about the new landscaping on the south side of the building. Commissioner Sanchez asked if the new landscaping layout added or decreased the number of parking spaces. Director Diaz replied that it added a couple of new parking spaces.

Chair Rowley opened the public hearing.

Ms. Ismail Emilie greeted the Commission but did not have any comments to add.

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

Commissioner Sahagun moved that, based upon 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, seconded by Commissioner Sanchez, there being no opposition to the motion, the motion passed 4-0-1; vote by roll call: Ayes: Chair Rowley, Commissioner Sahagun, Commissioner Eaton, and Commissioner Sanchez; Noes: None; Absent: Vice Chair Martinez.

Chair Rowley moved to approve the convenience store use and associated site improvements, under Case No. 2019-26 for a Conditional Use Permit, Precise Plan of Design, Variance, and Master Sign Program, for the property located at 10330-10338 Central Avenue, per the submitted plans and as described in the staff report, subject to the conditions of approval in attached Resolution 20-1944, seconded by Commissioner Eaton, there being no opposition to the motion, the motion passed 4-0-1; vote by roll call: Ayes: Chair Rowley, Commissioner Sahagun, Commissioner Eaton, and Commissioner Sanchez; Noes: None; Absent – Vice Chair Martinez.

INFORMATION ITEMS

Director Diaz commented it was nice to have a meeting and see the Commission (virtually) and advised we will have probably one more meeting before the end of the year.

Commissioner Eaton congratulated Ms. Emilie on her project and commented that it was nice to have someone who values doing business in our community and nice to see her enthusiasm.

Commissioner Sanchez also congratulated Ms. Emilie and felt this was going to be a good project for the City. He hoped the other Commissioners were doing well, missed them, and hoped we can soon have a live meeting,

Chair Rowley wished everyone to continue to be safe, be nice to one another, and is looking forward to seeing everyone soon.

Chair Rowley adjourned the meeting at 7:34 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary