

MINUTES OF THE REGULAR MEETING OF THE CITY OF MONTCLAIR PLANNING COMMISSION HELD ON MONDAY, JUNE 24, 2024, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

1. CALL TO ORDER

Chair Martinez called the meeting to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Martinez led meeting participants in the Pledge.

3. ROLL CALL ATTENDANCE

Attendee Name	Title	Status
Manny Martinez	Chair	Present
Jaso Sanchez	Vice Chair	Present
Sergio Sahagun	Planning Commissioner	Present
Krishna Patel	Planning Commissioner	Present
Xavier Mendez	Planning Commissioner	Present
Diane Robbins	City Attorney	Present
Michael Diaz	Director of Community Development	Present

4. MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MAY 13, 2024

Moved by Commissioner Mendez, seconded by Commissioner Sahagun, and carried unanimously 5-0 to approve the minutes of the May 13, 2024, Planning Commission meeting.

5. ORAL AND WRITTEN COMMUNICATIONS

Christian Nava, resident, requested the City to implement and promote community growth and development for disabled individuals aiming to reduce barriers for those with disabilities.

Director Diaz gave them his information to meet with staff during City Hall operation hours.

6. AGENDA ITEMS

PUBLIC HEARING

- A. CASE NUMBER** 2024-26
- Project Address** 9014 Benson Avenue, Unit D, and E
- Project Applicant** City of Montclair
- Project Planner** Silvia Gutiérrez

Request:

A proposal for approval of a Conditional Use Permit (CUP) to establish a tattoo studio in a lease space within the multi-tenant building located on the west side of Benson Avenue between Arrow Highway and Moreno Street. The proposed business, which would be known as the “Lilson Tattoo” studio, would occupy a lease space approximately 2,465 SF in size.

CEQA Determination:

The project qualifies as a Class 1 exemption under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which exempts projects involving little to no expansion of existing structures or a fundamental change in the type of uses permitted by the underlying zoning code.

Director Diaz presented the staff report with the attached documents for the agenda.

Chair Martinez opened the hearing for public comments on this project.

Horgen Zee, the applicant, introduced himself to answer any questions and comments from the Planning Commissioners.

There were no speakers, Chair Martinez closed the public comments.

Commissioner Sahagun inquired about the number of tattoo studios in the City, to which Director Diaz responded there are four.

Vice Chair Sanchez and Commissioner Mendez received clarification from Mr. Zee regarding business hours of operation and appointment scheduling.

Commissioner Mendez inquired about the accommodations for studio events and whether alcohol would be provided to customers, to which the applicant confirmed there would not be any alcohol.

Commissioner Patel inquired about the tattoo studio's busiest time, to which the applicant responded that the weekend was the busiest.

Chair Martinez inquired about the condition of approval: loitering and wondered if there were concerns in particular with the area. Director Diaz responded the condition of approval has been required for tattoo studios in the City and is used as a precautionary condition.

Chair Martinez and Commissioner Patel received clarification from Mr. Zee regarding the waiting area for customers.

Chair Martinez inquired about the number of tattoo studios allowed in the City, to which Director Diaz responded there were no limits.

Mr. Zee presented the style of tattoos that the studio will be creating.

Chair Martinez confirmed with Mr. Zee the tattoo studio will be strictly tattoos and no piercings involved.

Commissioner Patel inquired about San Bernardino County's procedure and permitting process, to which Mr. Zee stated there will be four inspections the County will conduct.

Recommended Motion:

- A. Based on 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 because it is on a fully developed site and involves minor exterior and interior improvements and no changes to the site involving grading; and

Moved by: Commissioner Mendez

Seconded by: Commissioner Patel

Ayes: 5

Noes: 0

Absent: 0

- B. Approve a Conditional Use Permit under Case No. 2024-26, approving the proposed dermagraphics (tattoo) studio and related tenant improvements at 9014 Benson Avenue Units D and E, per the submitted plans and as described in the staff report, subject to the conditions of approval in attached Resolution No. 24-1996

Moved by: Commissioner Patel

Seconded by: Commissioner Mendez

Ayes: 5

Noes: 0

Absent: 0

7. INFORMATION ITEMS


Director Diaz shared an update with the Planning Commissioners regarding the upcoming Panera Bread grand opening.

Commissioner Sahagun expressed his concern about Kadota Avenue and the growing number of RV trailer encampments in the area. He also expressed his concern about redoing the pavement after the waterline was completed and the streets were not properly repaved. He also expressed his appreciation for Ms. Christian Nava coming to the meeting and sharing her concerns. Commissioner Sahagun was curious about the Planning Commission Chair rotation and questioned if the other Commissioners could also be the Chair.

8. ADJOURNMENT

Chair Martinez adjourned the Planning Commission at 7:45 p.m.

Submitted for City of Montclair Planning Commission approval,



Sharon Giang, Recording Secretary