

**MINUTES OF THE REGULAR MEETING OF THE CITY OF  
MONTCLAIR PLANNING COMMISSION HELD ON MONDAY,  
AUGUST 26, 2024, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS,  
5111 BENITO STREET, MONTCLAIR, CALIFORNIA**

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**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

Vice Chair Sanchez led meeting participants in the Pledge.

**3. ROLL CALL ATTENDANCE**

Attendee Name	Title	Status
Manny Martinez	Chair	Absent
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
Monica Heredia	Director of Public Works/City Engineer	Present
Silvia Gutiérrez	Senior Planner	Present
Christine Caldwell	Economic Development Consultant	Present

**4. MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JUNE 24, 2024**

Moved by Commissioner Mendez, seconded by Commissioner Patel, and carried unanimously 4-0-1 (Martinez absent) to approve the minutes of the June 24, 2024, Planning Commission meeting.

**5. ORAL AND WRITTEN COMMUNICATIONS — None**

**6. AGENDA ITEMS**

**PUBLIC HEARING**

<b>A. CASE NUMBER</b>	<b>2024-25</b>
<b>Project Address</b>	<b>9790 Central Avenue</b>
<b>Project Applicant</b>	<b>Skolem Group, LLC</b>
<b>Project Planner</b>	<b>Silvia Gutiérrez</b>

**Request:**

A Conditional Use Permit (CUP) and Precise Plan of Design (PPD) for a proposed Sprouts Farmers Market to be constructed in the location formerly occupied by the 24 Hour Fitness lease space within the Montclair Town Center shopping center located on a 7.62-acre site. The new full-service grocery market will be 20,524 SF in size, and the CUP request is to allow for the off-sale of beer and wine and outdoor display of merchandise near of the front entry. The PPD is for the exterior design elements of the new store.

**CEQA Determination:**

**The Planning Division has determined this project to be categorically exempt from the California Environmental Quality Act (CEQA) requirements, pursuant to Section 15302 Class 2, which consists of the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced including but not limited to (b) replacement of a commercial structure with a new structure of substantially the same site, purpose, and capacity.**

Senior Planner Gutiérrez presented the staff report, accompanied by a PowerPoint presentation.

Vice Chair Sanchez opened the hearing for public comments on this project.

Miles Lamaire, representing the applicant, introduced himself and the Sprouts Farmers Market team. Chuck Katchko, Director of Real Estate for Sprouts Farmers Market in the California region, introduced himself.

As no other members of the public wished to speak, Vice Chair Sanchez closed the public comments.

Commissioner Patel sought clarification from Senior Planner Gutiérrez and Director Diaz regarding the improvement of the outdoor storage and path of travel for market customers. He also inquired about the previous tenants of the space now being leased by Sprouts, and Senior Planner Gutiérrez provided the necessary information. Additionally, Commissioner Patel also discussed the left turn pocket at the Central Avenue northbound entrance of the center, and shared that truck maneuver conditions should be adapted.

Commissioner Mendez expressed his appreciation for the project and noted that Monte Vista Avenue, south of Palo Verde Street, is not a truck route. He inquired about the provisions for food waste containers, given the supermarket's size, to which Director Diaz clarified that supermarkets are legally required to separate food waste, and the proposed trash enclosure is designed to accommodate the waste generated by the market. Commissioner Mendez received clarification from Mr. Katchko confirming the installation of water-efficient urinals in the restroom.

Commissioner Sahagun expressed enthusiasm for the arrival of Sprouts Farmers Market and commended staff for their efforts in bringing the project to fruition. He acknowledged the proposed improvements to be made to the site and the shopping center.

Vice Chair Sanchez commended staff for the well-prepared report and expressed satisfaction with the addition of the Sprouts Farmer Market in the City. He inquired about security measures in response to an increase in transient activity at the shopping center over recent years. Mr. Lamaire responded the improvements and increased activity at the center would likely reduce transient activities and attract quality tenants. Vice Chair Sanchez also asked how Sprouts Farmers Market differentiates itself from other nearby supermarkets. Mr. Lamaire responded that Sprouts offers a variety of unique produce and goods, emphasizing the store provides more organic and natural food options, which complements conventional supermarkets.

Director Diaz shared that, over the years, during his attendance at the Innovating Commerce Serving Communities (ICSC) conferences, he has learned that once a quality tenant occupies a space in a major center, it becomes instrumental in attracting other businesses to the center.

Commissioner Sahagun was optimistic the arrival of Sprouts Farmers Market would contribute to the revitalization of the center. Commissioner Sahagun is particularly excited about the healthy food options that Sprouts will offer and believes it will encourage other businesses in the center to make upgrades.

Director Diaz noted that Director Heredia requested that the attached resolution include a condition for a traffic analysis concerning the Central Avenue left-turn pocket.

Commissioner Mendez suggested conducting the traffic analysis after the opening of Sprouts Farmers Market to better assess the actual traffic conditions.

Commissioner Patel suggested adding more signage for the entrance, specifically for southbound traffic.

Director Diaz proposed the traffic analysis include an evaluation of signage requirements. Director Heredia agreed, noting the traffic analysis would determine signage and restrictions, and concurred that once Sprouts Farmers Market is operational, it could impact traffic conditions, particularly with the left-turn pocket into the center. Director Diaz confirmed this condition will be added as a condition of approval.

**Recommended Motion:**

- A. Based on the evidence submitted, the project is deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15302 Class 2. Class 2 allows for the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced, including but not limited to (b) the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The proposed grocery store is a rebuild of an existing structure of the same size in the same location and for the same use as originally approved for the space. As such, there is no substantial evidence the project will pose a potential significant impact on the environment.

**Moved by: Commissioner Sahagun**

**Seconded by: Commissioner Patel**

**Ayes: 4**

**Noes: 0**

**Absent: 1 (Martinez)**

- B.** Approve the Conditional Use Permit to allow the following:
- a. An ABC Type 20 License (Off-Sale Beer and Wine) for the Sprouts Farmers Market grocery store in a multi-tenant commercial center, as depicted on the approved site plan for the project.
  - b. Outdoor display of merchandise at the side of the front entry door of the new grocery site plan for the project.

**Moved by: Vice Chair Sanchez**

**Seconded by: Commissioner Patel**

**Ayes: 4**

**Noes: 0**

**Absent: 1 (Martinez)**

- C.** Approval of the Precise Plan of Design for the site plan, elevations, conceptual colors and materials, and conceptual landscape plan associated with the construction of a new 20,524 SF Sprouts Farmers Market and associated on-site improvements per the submitted plans, as described in the staff.

**Moved by: Commissioner Patel**

**Seconded by: Commissioner Mendez**

**Ayes: 4**

**Noes: 0**

**Absent: 1 (Martinez)**

## **7. INFORMATION ITEMS**

Director Diaz announced the passing of former Planning Commissioner and Planning Commissioner Emeritus Luis Flores and noted that a funeral service would be held on September 4, 2024, in Claremont.

Commissioner Sahagun proposed to dedicate the evening's meeting to be adjourned in memory of Planning Commissioner Emeritus Luis Flores' service with the Planning Commission.

## **8. ADJOURNMENT**

Vice Chair Sanchez adjourned the Planning Commission meeting in memory of Planning Commissioner Emeritus Luis Flores at 8:11 p.m.

Submitted for City of Montclair Planning  
Commission approval,

  
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Sharon Giang, Recording Secretary