



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
February 22, 2021

VIA ZOOM VIRTUAL MEETING PLATFORM

CALL TO ORDER

Vice Chair Martinez called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Martinez led those virtually present in the salute to the flag.

ROLL CALL

Present: Vice Chair Martinez, Commissioners Eaton, Sahagun, and Sanchez, Community Development Director Diaz, Associate Planner Nemeth, and Deputy City Attorney Holdaway.

Absent: Chair Rowley

MINUTES

The minutes from the December 14, 2020, Zoom meeting were presented for approval. Commissioner Sahagun moved to approve, seconded by Commissioner Eaton, there being no opposition to the motion, the motion passed 4-0 and a verbal vote by roll call was as follows: Ayes – Vice Chair Martinez, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez; Noes – None; and Absent – Chair Rowley.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING – CASE NUMBER 2020-22
Project Address: 4384 Holt Boulevard
Project Applicant: Valentina Abelyan on behalf of Splash n Go
Project Planner: Yvonne Nemeth, Associate Planner
Request: A Conditional Use Permit request to demolish an existing coin-operated carwash and construct a new automatic drive-thru express carwash and a Precise Plan of Design to approve associated site improvements.

Associate Planner Nemeth reviewed the staff report and shared a virtual PowerPoint presentation. The applicant was virtually present for questions.

Vice Chair Martinez asked Commissioner Eaton, because she is very familiar with the area because of its proximity to the Reeder Ranch, if she had any thoughts how this project might complement the area, the neighborhood, or any other questions. Commissioner Eaton stated any improvement is an improvement. She felt it was well thought out and would enhance that side of the street.

Vice Chair Martinez asked Commissioner Sahagun, being a long-time realtor, if he had any thoughts or comments with regard to the project. Commissioner Sahagun replied it is going to be a very nice, major improvement to the Holt Boulevard Specific Plan and Reeder Ranch, including the landscaping and the block wall and he liked how the block wall will step up and increase from six to eight feet, which will be very important for the neighbors.

Commissioner Sahagun asked if any of the existing neighbors made any comments, including the residents on the north side or the mobile home. Associate Planner Nemeth stated that notices were sent to people in the 300-foot radius and that no comments were received.

Vice Chair Martinez asked Commissioner Sanchez, being familiar with Holt Boulevard businesses as well as his particular familiarity of the area, if he had any thoughts regarding the project. Commissioner Sanchez agreed with the other commissioners that this would be a great addition to the area. He asked how many vehicles could fit before they start spilling over into the street trying to get into the carwash. Associate Planner Nemeth stated it was 22 vehicles per the site plan and that is with both lanes filled up, including the roundabout into the carwash. Commissioner Sanchez asked about the actual entry, when you come into the driveway from Holt Boulevard to the actual beginning of the carwash itself, because it appeared to him that there would be cars waiting. Community Development Director Diaz stated that staff feels is confident that there is more than an adequate number of spaces in the queue lines to avoid the potential problem adequately. An on-site attendant is usually present to help regulate the line. Commissioner Sanchez stated he saw the same issue with the carwash off Ramona Avenue by the drive-in theater, and at a certain part of the day he saw cars backing up and holding up traffic on the actual street and that is why he was asking. Director Diaz

stated that can happen at any time and he has seen it happen too, but, fortunately, it has not been as big of a problem as we sometimes think. He also noted that because the payment point is set deep into the site, cars would not be stopping near the street to pay and thereby impede the flow into the site. The long on-site queue line allows cars to come off the street.

Vice Chair Martinez said “hats off” to staff for working with the applicant to do a noise and vibration study, good to be good neighbors with our fellow occupants close by and he thanked the applicant for going ahead and conducting the study and taking into consideration the impact it might have on the nearby residences. It is great to see more development on Holt Boulevard and seeing a caterpillar turn into a butterfly; it is really just improving, project after project, and thanks to our great Planning Department and these projects that are developing there.

Vice Chair Martinez asked the applicants to address the items raised through comments or to feel free to add anything or if they do not want to say anything, he welcomed them to make that choice as well.

Vice Chair Martinez opened the public hearing.

Ahmad Ghaderi, A&S Engineering, Inc., 28405 Sand Canyon Road, Suite B, Canyon Country, CA 91387, thanked the Commission and staff, especially Associate Planner Nemeth and Director Diaz, who were great to work with and guided them through this process. He really did not have much to add, they tried their best to accommodate and address setbacks, landscaping, the acoustical study by hiring Rincon to conduct the noise report, and meeting the requirements and expectations the City has for a project like this. Their client is very eager to get the project moving because, as you can see, the improvements, the architectural treatment, the landscaping, the pattern of traffic movement with the proposed project, will significantly improve the condition of the site. He and his client have read the Conditions of Approval; they have no problem with the conditions and only ask for clarification on Condition No. 3, where it states this is only good for 180 days. Of course, the intent is to get into building plan check as soon as possible, but because his client’s financing depends upon getting the final building department approval, he just wanted to make sure the CUP is not going to expire. He advised the property owner and consultant were also on the call and available to answer any questions.

Director Diaz stated that Condition No. 3 is a standard condition that is included on all approvals, especially when it involves a Conditional Use Permit. The intent of condition is encourage applicants to move forward in a timely manner towards operation and/or obtaining building permits. As long as the applicant is in plan check and diligently working toward getting building permits, there would be no problem with the entitlement expiring.

Hearing no other requests to comment, Vice Chair Martinez closed the public hearing.

Vice Chair Martinez thanked everyone for their input so the Commission has all the information it needs to make a decision on the application.

Commissioner Eaton 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 32 exemption under State CEQA Guidelines Section 15332, seconded by Commissioner Sanchez, there being no opposition to the motion, the motion passed 4-0; vote by roll call: Ayes – Vice Chair Martinez, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez, Noes – None, and Absent – Chair Rowley.

Commissioner Sahagun moved to approve the automatic express carwash and associated site improvements, under Case No. 2020-22 for a Conditional Use Permit and Precise Plan of Design, for the property located at 4384 Holt Boulevard, per the submitted plans and as described in the staff report, subject to the conditions of approval in attached Resolution 21-1947, seconded by Commissioner Eaton, there being no opposition to the motion, the motion passed 4-0; vote by roll call: Ayes - Vice Chair Martinez, Commissioner Eaton, Commissioner Sahagun, and Commissioner Sanchez; Noes – None and Absent – Chair Rowley.

Vice Chair Martinez thanked the applicant for the project, stating we are very excited about a new development in that part of the community and are grateful for the contribution.

INFORMATION ITEMS

Director Diaz commented the General Plan update process is ongoing and wanted to make sure the Planning Commission knew staff is back in action and working on the document that will hopefully get to the Commission by April or May for review. He noted that staff is also beginning work on the Housing Element, and wanted to remind everyone of the Joint Meeting with City Council on March 3, 2020, at 6:00 p.m. The purpose of the meeting is to provide an introduction to the process for updating the Housing Element in conjunction with the update of the General Plan. The City Clerk will be sending you the information on how to participate in that meeting via Zoom so monitor your emails for the details on the meeting. Director Diaz stated that it is important that you participate so that you are aware of the elements of the project.

Vice Chair Martinez adjourned the meeting at 7:40 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary