



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
September 27, 2021

VIA ZOOM VIRTUAL MEETING PLATFORM AND IN-PERSON MEETING
OF THE PLANNING COMMISSION

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

MINUTES

None.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING – CASE NUMBER 2020-25 ‘A’
Project Address: 10680 Silicon Avenue
Project Applicant: Baldwin Park Homes, LLC
Project Planner: Michael Diaz, Director of Community Development
Request: Amendment to Conditional Use Permit and Precise Plan of Design to develop 20-unit industrial condo

Director Diaz reviewed the staff report.

Staff received two phone calls from the public; two property owners made contact with the City and staff received a copy of a letter and email from the owner to the north of the site in support of the project. The property owner two buildings west of that building made also contact with the City; they were able to look at the plans and had some questions about the drainage but felt those issues were addressed and understood.

Chair Martinez opened the public hearing.

Jason Aldinger, owner of the two buildings to the west, stated he met with Mr. Diaz and spoke with the engineer on the project via phone and they talked through the questions on the rainwater.

Chair Martinez asked Mr. Aldinger if he believed the homeless that are staying there, because of this development, will not have a place to stay any longer. Mr. Aldinger felt it would get better but did not believe it will go away. Chair Martinez called on Building Official Merry Westerlin if she had any experience with this. Building Official Westerlin stated it is a problem and we are constantly in contact with the railroad to come out and take care of it. She was not sure if the railroad lacks enough employees, but when they do take care of it, it gets cleaned all out, but we cannot go and work on their side. Director Diaz stated there is probably nothing that this particular project could do to prevent what happens

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

Commissioner Sahagun moved, Vice Chair Sanchez seconded, based upon evidence submitted, the revised project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA), as a Class 32 exemption under State CEQA Guidelines Section 15332, **there being no opposition to the motion, the motion passed 5-0. The motion carried by the following vote:**

Aye: Chair Martinez, Vice Chair Sanchez, Commissioners Eaton, Patel, and Sahagun

Noe: None

Absent: None.

Commissioner Eaton moved, Commissioner Patel seconded, to approve the Resolution No. 21-1953 amending Conditional Use Permit Precise Plan of Design per the submitted plans

and as described in the staff report for the 20-unit industrial condominium project and associated revised site improvements located at 10680 Silicon Avenue, under Case No. 2020-25 "A." If approved, Resolution No. 21-1953 with the Fire conditions and amended Condition No. 26ai, would replace and supersede Resolution No. 21-1946, **there being no opposition to the motion, the motion passed 5-0.** The motion carried by the following vote:

Aye: Chair Martinez, Vice Chair Sanchez, Commissioners Eaton, Patel, and Sahagun

Noe: None

Absent: None

INFORMATION ITEMS

Director Diaz commented the new units are being built on Palo Verde; they are coming together, getting the roof, staff worked through a number of issues between the property owners and adjacent property owners.

Director Diaz stated there is a bunch of projects in the works that will eventually be coming to the Commission for review. Even though we are down one planner right now and we are running out of time for this year with the holidays coming, some projects may spill over into the New Year. Big, exciting things such as the General Plan, the Housing Element and a couple projects for the North Montclair Downtown area. We promise to keep you busy.

Chair Martinez adjourned the meeting at 7:58 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary

Approved 09/10/21