



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
October 25, 2021
VIA ZOOM VIRTUAL MEETING PLATFORM

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 Nemeth, and City Attorney Robbins

MINUTES

None.

ORAL AND WRITTEN COMMUNICATIONS

AGENDA ITEMS

- a. PUBLIC HEARING – Case Number 2021-25
Project Address: 4583 Holt Boulevard
Project Applicant: Realogic Investments, LLC

Project Planner: Silvia Gutierrez
Request: Tentative Tract Map No. 20499 request to subdivide an existing multiple unit commercial office building that is currently under construction on a 2.38-acre site into a five-unit commercial office condominium

Associate Planner Gutierrez reviewed the staff memo requesting a continuance of the item to the next regularly scheduled Planning Commission meeting.

Chair Martinez opened the public hearing.

Hearing no other requests to comment, Chair Martinez closed the public hearing.
Commissioner Patel moved, Commissioner Eaton seconded, 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

- b. PUBLIC HEARING – Case Number 2021-29
Project Address: 4747 Holt Boulevard
Project Applicant: 4747 Holt Investments, LLC
Project Planner: Silvia Gutierrez
Request: A request for a CUP to relocate an existing thrift store from 4737 Holt Boulevard to 4747 Holt Boulevard into a 7,500-square-foot freestanding building on a 2.13-acre site

Associate Planner Gutierrez reviewed the staff report.

Chair Martinez opened the public hearing.

Maria and Luis Mejia, who live in Chino at 13849 San Antonio Avenue, Chino, the business owners, were present virtually via the Zoom platform.

Bruce Culp, resident from the Paseos apartment complex, commented he missed the first half of the meeting because he did not have any sound and missed the roll call. He asked how much truck traffic is proposed. He also asked about not being able to drop-off donations and he inquired who is going to keep watch over that, someone from the business and who will keep an eye on them, someone from the City and how is that going to be kept so the property stays kept and in proper order. Associate Planner Gutierrez replied the purpose of the conditional use permit is to put the applicant on notice and advise them of the city's concerns which we have made clear, particularly with respect to different conditions in the draft resolution and she has had several conversations with Maria as well as the property owner, Rodney, who is also participating in the meeting virtually, the City's paramount concern is to maintain the

orderly, clean premises as they currently have and she has pledged that the new location will be at the same level of clean maintenance that the prior owner had done. Thankfully, with respect to the prior owner, the City engaged with him early on and we had no reports of problematic dumping. The intent of the CUP is to put the applicant on notice and the property management company on notice that this is a legally binding document letting the property owner know that failure to comply with this CUP could lead to citations, violations and potentially revocation.

Chair Martinez asked the business owners, the Mejias, about the trucking volume. Director Diaz replied that given the size of the building, heavy truck traffic coming to the site is not expected. They will, from time to time, be replenishing their supplies from their other locations where they collect the items to display here. If you look at the floorplan, it is set up as a retail facility, there is not a lot of room to do storage and as Ms. Gutierrez has indicated, the applicant will be responsible for maintaining this particular project. There are two people involved, the owner and the actual operator of the business. Based on the experience from the past, it has been a very well-ordered operation and we expect this one to be the same.

Commissioner Patel suggested adding a second ADA accessible parking space.

Commissioner Sahagun asked how big the basement is. Rodney Gleicher, G&G Properties, the property owner and manager, replied the basement is 2,600 square feet. Mr. Glyker also commented they recently had an ADA assessment done on the property and they are in the process of making additions to meet current codes and re-slurry the parking lot to bring it up to standard. He felt it is one of the cleanest second-hand stores in the City. He stated Mr. and Mrs. Mejia have been running the shop for several months now and have brought it to a new place, they have cleaned it up even nicer than it was and he thanked them for that, they are respecting the property and respecting the community. Mr. Glyker also thanked staff, especially Associate Planner Gutierrez for all her help.

Commissioner Patel suggested having the ADA expert take a look at the drive approaches too.

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

Commissioner Sahagun moved, Vice Chair Sanchez seconded, 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, **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 Patel moved, Commissioner Eaton seconded, to approve Case No. 2021-29, subject to making the required findings and subject to the conditions of approval in attached Resolution No. 21-1955, **there being no opposition, 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

Commissioner Sahagun asked for an update on the Mixed Use Housing project, commenting he saw an article in the City newsletter that said it was coming soon. Director Diaz replied the Commission approved The Village of Montclair project last Fall (2020) and then plans were submitted at the beginning of the year 2021 for plan check. We are in our second plan check, it is a big project with many pages and very difficult to move around. We are getting close to the finish line where if things go well, we might be able to issue permits by late this year or early next year so they can begin construction.

Commissioner Patel inquired about renovations going on at Costco. Director Diaz did not know why the hot dog stand/pizza shop has been closed for so long, but did point out that they have enhanced the outside landscaping and pretty soon the move of the gas station further back along the west side. Staff is working with them to get the environmental cleared as well as the water quality management plan so it can move forward.

Commissioner Eaton asked about the project on Palo Verde with the double lots. She thought the two houses were going to be different. Associate Planner Gutierrez replied they would essentially be a triple, the driveways would not be adjoining, but each of them would have a junior ADU within the footprint of the house and a detached 600 sq. ft. ADU. Commissioner Eaton stated she was not aware that there was going to be one on each property. Director Diaz stated that both properties would be the same.

Chair Martinez adjourned the meeting at 7:56p.m.

Respectfully submitted,



Laura Embree
Recording Secretary