



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
January 10, 2022
VIA ZOOM VIRTUAL MEETING PLATFORM

CALL TO ORDER

Chair Martinez called the meeting to order at 7:13 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, Patel, and Sahagun, Community Development Director Diaz, Economic Development Consultant Caldwell, Associate Planner Gutierrez and City Attorney Robbins

MINUTES

The minutes from September 13, 2021, September 27, 2021, and October 25, 2021 meetings were presented for approval.

Commissioner Patel stated he wanted more of his comments from the September 27, 2021 meeting regarding item 6a, Case No. 2020-25A, for the applicant Baldwin Park Homes LLC, the project adjacent to the railroad, where we had 90-degree corners and he suggested we have radius planters. The corner areas could be used for more interior landscaping and help to prohibit unauthorized parking in these corners that would adversely affect on-site vehicle access and circulation. Chair Martinez thanked Commissioner Patel for pointing out comments that were missed and commented that he knew it was best efforts in paraphrasing comments,

it is complicated to try to put in every single word, but it is part of the record and staff has done their best to try to transcribe it to get the overall general intent of it. He deferred to staff for comment. Director Diaz stated the minutes are summarized, but there is no problem with adding the comments that Commissioner Patel pointed out were missing, for the record, to make sure those concerns or questions about the radii being added to the southeast or southwest corners of the project be added, but he deferred to the City Attorney for clarification. Chair Martinez said he was okay with making a motion to approve the minutes, as revised, and if that does not work, we can go at it again at a future meeting. Director Diaz stated City Attorney Robbins was unavailable thru Zoom so he thought we could make the minor changes and, if there are any other changes or comments regarding the other two sets of minutes, then maybe we should vote on each set independently to ensure we get the right votes. Chair Martinez asked for clarification whether it was the September 13th or September 27th minutes. Commissioner Patel confirmed it was the September 27th and October 25th minutes that needed to be amended. Chair Martinez suggested taking the September 13th minutes first, then the September 27th minutes, and then the October 25th minutes.

The September 13, 2021 minutes were presented for approval. Chair Martinez moved, Commissioner Sahagun seconded, to approve the minutes of September 13, 2021.

Ayes: Chair Martinez, Vice-Chair Sanchez, Commissioners Eaton, Patel, and Sahagun

Noes: None

Absent: None

The September 27, 2021 minutes were presented for approval. Chair Martinez moved, Commissioner Eaton seconded, to approve, as amended, the minutes to reflect the comments from Commissioner Patel. Director Diaz stated that City Attorney Robbins through Zoom and confirmed the Commission could make the motion to correct the minutes for comments that were missed.

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

Noes: None

Absent: None

The October 25, 2021 minutes were presented for approval. Chair Martinez moved to correct the minutes adding Commissioner Patel as present under the Roll Call, seconded by Commissioner Patel, to approve the minutes, as amended.

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

Noes: None

Absent: None

ORAL AND WRITTEN COMMUNICATIONS

None

AGENDA ITEMS

- a. PUBLIC HEARING – CASE NUMBER 2008-7 “B”
Project Address: 10240 & 10244 Central Avenue
Project Applicant: Gardner Family Trust
Project Planner: Silvia Gutierrez
Request: Time Extension Request for Conditional Use Permit,
Precise Plan of Design

Director Diaz reviewed the staff report.

Chair Martinez commented that it was such a great segway into positive news for 2023 that he wanted to make the motion.

Chair Martinez opened the public hearing.

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

Chair Martinez moved, Commissioner Patel seconded, to approve a time extension for the Precise Plan of Design and Conditional Use Permit approved under Case No. 2008-7 “B”, extending to July 12, 2023, subject to the original 101 conditions of approval found in Resolution No. 21-1951, **there being no opposition to the motion, the motion passed 5-0. The motion carried by the following vote:**

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

Noes: None

Absent: None

- b. PUBLIC HEARING – CASE NUMBER 2021-17 “A”
Project Address: 9631, 9635 & 9655 Monte Vista Avenue
Project Applicant: Chengdu Holding, LLC
Project Planner: Christine Sanchez Caldwell
Request: Tentative Parcel Map (For Condominium Purposes) and
Conditional Use Permit

Director Diaz reviewed the staff report. This project was to correct some errors that were on the original tentative parcel map that was considered for this condominium map that would satisfy the conditions of the original approval for the project known as the Aqua Ridge Montclair Senior Living Complex. The staff report covers the history but, unfortunately, tonight staff learned that the exhibit included in the Commission’s documents is still not quite correct but with respect to the legal description so staff received an updated plan but have had no time to have our Engineers check it so staff is requesting a continuance of this particular matter to the next regular scheduled meeting on January 24, 2022.

Chair Martinez opened the public hearing.

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

Chair Martinez asked if the applicant was fully aware the item would be continued and was all right with doing so. Director Diaz replied the applicant was advised of the issue when we found it out and understands that the item needs to be continued until the document is accurately prepared.

Commissioner Sahagun commented he read in the report that one of the items that was not correct was the number that was issued by the County. Director Diaz confirmed that the County issued the number for another map and that number you saw originally was an error as well as the property description that went along with that. The plans that was in this particular meeting packet, the number was corrected but the legal description was not and that is what needs verified by our City Engineer as well as our Consultant City Engineer. Without having been able to do that, staff could not go forward. Commissioner Sahagun asked for clarification that the County issued the erroneous map number and legal description. Director Diaz replied the County issues the map number and the applicant's engineers or whoever prepares the map after they get the number needs to make sure the information contained therein is accurate.

Chair Martinez moved, Commissioner Sahagun seconded, to continue item 2021-17 'A' to the January 24, 2022 Planning Commissioner meeting, **there being no opposition to the motion, the motion passed 5-0. The motion carried by the following vote:**

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

Noes: None

Absent: None

INFORMATION ITEMS

Director Diaz wished everyone a Happy New Year; we are back with Zoom meetings for a while.

Commissioner Sahagun wished everyone a Happy New Year and advised everyone to stay safe out there.

Vice Chair Sanchez hoped everyone was healthy and to please be safe.

Commissioner Eaton gave best wishes to all.

Chair Martinez hoped everyone stays well, thanked everyone for going back to Zoom, and wished everyone well.

Chair Martinez adjourned the meeting at 7:37 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary