



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
July 25, 2022

Held in the Council Chambers and via the Zoom platform

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Patel led those present in the salute to the flag.

ROLL CALL

Present: Chair Martinez (remote), Vice Chair Sanchez, Commissioners Eaton, Patel and Sahagun (remote), Director of Community Development Diaz, Senior Planner Gutiérrez and City Attorney Robbins

MINUTES

None.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING – CASE NUMBER 2022-13
Project Address: 5059 State Street
Project Applicant: W.C. Homes, LLC
Project Planner: Christine Sanchez Caldwell
Request: Tentative Tract Map, Conditional Use Permit and
Precise Plan of Design

Director Diaz reviewed the staff report and a PowerPoint presentation.

Chair Martinez opened the public hearing.

Chair Martinez invited the applicant to share any supplemental or additional information.

Jonathan Cook (did not state his name and address for the record)

Commissioner Patel asked about landscaping and trees at the southeast corner, where the turnaround is, and whether some landscaping could be there. Mr. Cook replied that he had no problem with installing more trees and landscaping so long as the Fire Department and/or Burrtec do not have restrictions about overhanging trees. They will work with staff.

Commissioner Patel asked if they thought about having a gate there in the future. Mr. Cook replied there is no plan for a gate. Director Diaz confirmed that gates were not part of the plan, but if it becomes necessary, there might be room to install a sliding gate near the front setback line of the property.

Commissioner Patel asked if there is a way to deter parking in the fire lane in terms of striping. Mr. Cook replied that their CC&Rs would have specific rules about parking and that they will have signs. He indicated they are also active and very vigilant, and that just two doors down is the Golden Bear Towing Company, if needed, to help enforce the rules. Commissioner Patel commented that the CC&Rs would help deter having auto repair places in the project. Mr. Cook said they write all the leases and the CC&Rs to exclude auto repair uses.

Commissioner Eaton commented the project was a good solution for such a difficult piece of land.

Commissioner Sahagun commented that it was a very nice project, especially for area, which is in need of something like this. He urged all parties to work together diligently and get the project underway.

Vice Chair Sanchez commented that it was a great project overall and it will be a great addition to the City. He asked about the pull-up doors and the parking space in front of it, and if those spaces are considered parking spaces or just a loading area. Mr. Cook replied that most of the units are assigned three to four parking spots usually in front of the unit. The space in front of the roll-up door would be an assigned space for the unit for either parking or for deliveries, as needed. Usually tenants are good about respecting each other's parking spaces and

neighborly. Many tenants have online businesses and send or receive products or supplies from the likes of a Fedex van, which makes quick stops to drop off/pick-up and then moves on quickly.

Vice Chair Sanchez asked about the CC&Rs because it was mentioned that there are restrictions on the types of businesses, like a prohibition against a mechanic's shop and he wondered what is or is not being allowed in this complex. Mr. Cook replied they prohibit heavy-duty auto repairs because they are messy. There is oil and other fluid spills, storage concerns, and parking issues. In addition, the City does not allow working activities outdoors. He indicated their Covina and West Covina properties do not allow heavy-duty repair or outdoor work activities. He mentioned their Covina location allows clean businesses, such as a window tinting or car wrap businesses because they do not have major issues of concern and have done well. Vice Chair Sanchez asked about electric vehicle shops where there is no oil or a smog shop, a body shop, etc. Mr. Cook answered they would look into it and work with the City and the City Attorney, but in the past they have not done anything like that, the most involved has been the vinyl wrap and tinting. Other allowable uses are a cross-fit gym, a small plumbing contractor that store equipment and truck indoors and have a small office. They have not had any automotive repair, smog check, etc. These shops usually need a ton of electrical amperage that these units do not have. These units will be for people who are startups, maybe working out of their garage, and need to take the next step up. Mr. Cook indicated they have many of these units in Covina and West Covina where they are extremely popular, have no vacancies, and a lot of business demand. This size of leasable space is hard to find.

Chair Martinez thanked Mr. Cook for their project, stating it is really going to make the area look great, and a very positive contribution. He felt Mr. Cook had a good sense and scope of this project and the prior projects and is familiar with City staff, which just makes things run smoother with that level of communication. Compliments to you.

Mr. Cook commented that Mike Diaz and Christine Caldwell have been helpful and it has been speedy and he has been very happy with their help and guidance.

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

Commissioner Patel 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). The project qualifies 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 the following vote:

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

Noes: None

Absent: None

Commissioner Sahagun moved, Commissioner Patel seconded to recommend City Council approval of Tentative Tract Map No. 20503 to allow the design and improvement of land subdivision in compliance with the Subdivision Map Act of the State, including the conditions of approval in attached Resolution No. 22-1970, **there being no opposition to the motion, the motion passed 5-0.**

The motion carried the following vote:

Ayes: Chair Martinez, Vice Chair Sanchez, Commissioners Eaton, Patel and Sahagun
Noes: None
Absent: None

Vice Chair Sanchez, Commissioner Eaton, moved to approve the Conditional Use Permit and Precise Plan of Design per the submitted plans and as described in the staff report for the 12-unit industrial condominium project and associated site improvements located at 5059 State Street, under Case No. 2022-13, subject to the conditions of approval in attached Resolution No. 22-1970, **there being no opposition to the motion, the motion passed 5=0.**

The motion carried the following vote:

Ayes: Chair Martinez, Vice Chair Sanchez, Commissioners Eaton, Patel and Sahagun
Noes: None
Absent: None

INFORMATION ITEMS

None.

Chair Martinez adjourned the meeting at 7:36 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary