

**MINUTES OF THE REGULAR MEETING OF THE CITY OF
MONTCLAIR PLANNING COMMISSION HELD ON MONDAY,
AUGUST 14, 2023, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS,
5111 BENITO STREET, MONTCLAIR, CALIFORNIA**

I. CALL TO ORDER

Chair Martinez called the meeting to order at 7:01 p.m.

II. PLEDGE OF ALLEGIANCE

Chair Martinez led meeting participants in the Pledge.

III. SWEARING-IN CEREMONY OF APPOINTED AND REAPPOINTED COMMISSIONERS

City Clerk Myrick administered the Oath of Office to newly appointed Planning Commissioner Xavier Mendez and reappointed Planning Commissioners Jaso Sanchez and Sergio Sahagun.

IV. ROLL CALL

Present: Chair Martinez, Vice Chair Sanchez, Commissioner Sahagun, Commissioner Patel, Commissioner Mendez, Director of Community Development Diaz, Senior Planner Gutiérrez, City Attorney Robbins, Director of Public Works/City Engineer Heredia, and Administrative Specialist Giang

Also Present: City Clerk Myrick

V. APPROVAL OF MINUTES

Minutes of the Regular Planning Commission Meeting of March 13, 2023, and May 22, 2023

Moved by Commissioner Sahagun, seconded by Vice Chair Sanchez, and carried unanimously 5-0, to approve the minutes of March 13, 2023, and May 22, 2023, Planning Commission meeting.

VI. ORAL AND WRITTEN COMMUNICATIONS - None

VII. AGENDA ITEMS

PUBLIC HEARING

A. CASE NUMBER	2023-18
Project Address	5483 Moreno Street
Project Applicant	Costa Mesa, LLC
Project Planner	Silvia Gutiérrez

Request:

Request for Precise Plan of Design (PPD) for the site plan, elevations, landscape plan, colors, and materials associated with the proposed

remodel of an existing 28,000 SF building to accommodate a robotic tire installation facility and associated site development improvements on the 1.62-acre site at 5483 Moreno Street.

CEQA Determination:

The Planning Division has determined the project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15301 of the State CEQA Guidelines.

Senior Planner Gutiérrez presented the staff report along with a PowerPoint presentation.

Chair Martinez opened the public hearing.

Alen Malekian, architect, and Ara Tchaghlassian, property owner/applicant, provided an introduction to the **Tire Outlet** project and emphasized the conditions regarding the trash enclosure reconstruction.

Commissioner Sahagun voiced his concerns with the landscaping and requested the owner to maintain it. He also received clarification on the sale of aftermarket tires at the site.

Vice Chair Sanchez asked if the shop would be responsible for the repairs and alignment of the tires, to which the owner affirmed. He also received clarification on the ADA-accessible ramp for parking at the storefront.

Chair Martinez inquired about the emphasis on the trash enclosure by the architect, to which Director of Community Development Diaz and Mr. Malekian responded. He also received clarification about the combustion noise level and the utilities right-of-way.

Commissioner Mendez inquired about the electronic floor jack automation of the tire change, to which the owner and architect responded.

Commissioner Patel shared his concern regarding parking space design and pavement repair maintenance, to which the owner agreed to keep up the maintenance, and he also inquired about the landscape design.

There being no remote or in-person speakers, Chair Martinez closed the public hearing.

Recommended Motion:

- A. Moved that based upon evidence submitted, the Planning Commission finds the current application for the proposed remodeling of an existing 28,000 SF building exterior building and site improvements are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. The project qualifies because it is on a fully developed site and involves minor exterior and interior improvements, and limited site changes will not involve grading. The proposed development of the subject site is consistent with the applicable policies of the General Plan.

- B.** Moved to approve the Precise Plan of Design (PPD) for the site plan, elevations, landscape plan, colors, and materials associated with the proposed remodel of an existing 28,000 SF building and associated site development improvements on the 1.62-acre site at 5483 Moreno Street, per the submitted plans and as described in the staff report, subject to the conditions of approval contained in Planning Commission Resolution No. 23-1984.

Part A. Moved by: **Vice Chair Sanchez**
Seconded by: **Commissioner Sahagun**
Ayes: 5
Noes: 0
Absent: 0

Part B. Moved by: **Commissioner Mendez**
Seconded by: **Vice Chair Sanchez**
Ayes: 5
Noes: 0
Absent: 0

The project was approved with a 5-0 vote.

VIII. INFORMATION ITEMS

Commission members congratulated the reappointed Commissioners and welcomed Commissioner Mendez to the Planning Commission.

Director of Community Development Diaz shared that **Panera Bread** has been issued building permits and undergoing site preparations.

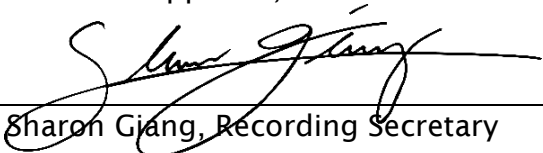
Commissioner Mendez stated that he looks forward to the opportunity to work with staff and the Planning Commission.

IX. PUBLIC INSPECTION OF MATERIALS - None

X. ADJOURNMENT

Chair Martinez adjourned the Planning Commission meeting at 8:11 p.m.

Submitted for City of Montclair Planning
Commission approval,


Sharon Giang, Recording Secretary