



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
October 14, 2019

MONTCLAIR THEATER ROOM
9955 Fremont Avenue, Montclair, California 91763

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Present: Chair Rowley, Vice Chair Martinez, Commissioners Sahagun and Sanchez, Community Development Director Diaz, Assistant Director of Housing/Planning Manager Caldwell, Associate Planner Nemeth, and Deputy City Attorney Holdaway

Absent: Commissioner Eaton

MINUTES

None.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

a. PUBLIC HEARING – CASE NUMBER 2019-24

Project Address: 9451 – 9477 Central Avenue
Project Applicant: Montclair Center LTD
Project Planner: Yvonne Nemeth, Associate Planner
Request: Conditional Use Permit and Precise Plan of Design for the exterior remodel of an existing 12,000-square-foot multi-tenant commercial shopping center, including a Master Sign Program and a request to allow an outdoor seating/dining area

Associate Planner Nemeth reviewed the staff report and presented the project, and thanked the applicant for working closely with staff on the project.

After reviewing the project, Ms. Nemeth noted the Engineering Division requested the Resolution be modified to eliminate, Condition Nos. 60, 65, 66 and 68 because they were not applicable to this project since they applied to new development rather than the exterior remodel of the existing shopping center. As such, Associate Planner Nemeth recommended that the Planning Commission approve the Precise Plan of Design and Conditional Use Permit request, with Condition Nos. 60, 65, 66 and 68 being removed from the Conditions of Approval. Ms. Nemeth indicated that if the Planning Commission approved the project, a revised Resolution of Approval would be prepared for the Chair to sign.

Community Development Director Diaz clarified the project included a request for a Conditional Use Permit to allow the creation and use of an outdoor patio cover by a future tenant adjacent to the south end of the building. He mentioned that the owner and staff are anticipating a future food use for the south end unit and that was why the patio cover is part of the project. He also pointed out the applicant was not asking for the approval to serve alcohol at this point, but would wait for a future tenant to see if that was part of their business. Should the service of alcoholic beverages with meals be desired by a future tenant then that request will come back to the Planning Commission for review. He mentioned that staff supported the patio because it planned for the future and it made the end of the building more attractive and it gives someone coming up the street a chance to look at the building in a different way than they currently do right now.

Chair Rowley opened the public hearing.

Richard Dayton and Shirley Dayton, Dayton Associates Architects, Inc., 2900 Silver Lane, Newport Beach, CA 92660, architects for the project were available for any questions.

Chair Rowley asked if the dry cleaning business was staying. Mr. Dayton stated it was his understanding that they want to be relocated within the center.

Commissioner Martinez asked about the driveway on the north side of the site and if there would be anything to complement this particular project, such as more signage, a road, etc. Director Diaz stated the driveway was not on the subject site, it belonged to the adjacent property to the north occupied by the Weinerschnitzel business, so it is not part of the project improvements. He mentioned that in the past he had discussed the possibility of new improvements to the site with the Weinerschnitzel property owner and to date no more than repainting of the building with brighter colors has been completed.

Mr. Dayton stated that one change they are proposing is to replace an existing freestanding pole light next to the common driveway with a new LED light and that will match the look of our site.

Commissioner Sanchez asked if there were other pictures of the patio, is it fully enclosed with only one entrance to it? Mr. Dayton replied that main access to the patio would be from the end tenant space with an exit point through a gate in the patio. Director Diaz stated that the patio gate would allow for egress out of the patio without having to go back through the building.

Chair Rowley asked if there was room for the patio without going into those parking spots. Mr. Dayton replied that there is an existing slab there. City Planner Diaz stated that you can see that the patio area just snugly fits in that available spot.

Commissioner Sanchez commented that his concern was that this would be a space that attracts transients. Mr. Dayton replied that it would be pretty hard to hide in it because it is open all the way around and it will be lit. There will be a new light pole on the south end of the parking lot. The plan does not show it but at the right side of the driveway leading to the alley, there is a streetlight. Director Diaz stated the situation is not much different than what we have at the Chipotle restaurant where the patio is open. As long the patio is open to view and actively used, that will tend to keep people who would seek to occupy and take over the space to stay away. Staff will continue to work with the applicant to refine the landscaping plan to discourage unauthorized access to the patio. Commissioner Sahagun suggested security cameras as well.

Commissioner Sahagun commented the property owner has always maintained the site, including landscaping, pretty well. He asked what the dimensions of the patio would be. Director Diaz replied it was not as deep as it is long and would probably fit four to five tables. Commissioner Sahagun commented that he really liked the outdoor dining concept because that is what is going on all over the place. His major concern was the egress/ingress of the alley, coming in from Palo Verde. He thought the entrance was not very wide and that there were potholes, maybe some widening of it, and signage would be necessary. He also wondered what was going to happen on the back of the building. Director Diaz replied the building would be painted and the trash enclosures would be fitted with covers. As for the alley, it is only 20 feet in width as exists, and there is an opportunity to widen it. He said that he would check with the City Engineer to make sure the curb and gutter are in good shape at the street and that potholes are filled. Commissioner Sahagun mentioned that he wanted to make sure that if we get an opportunity to improve a site, that we improve it 100%, not just 80%

or 90% and leave the rest. Director Diaz stated he would pass all comments to the City Engineer.

Commissioner Sanchez asked for clarification about the lighting on the building as well as on the poles. Director Diaz indicated the existing light standards on the site would be replaced with new ones and there would be new decorative and security light fixtures placed on the building.

Hearing no requests to comment from the public, Chair Rowley closed the public hearing.

Commissioner Sanchez moved that, based upon evidence submitted, the project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines, which includes minor exterior improvements and limited site changes to a fully developed site, not involving grading, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 4-0.

Commissioner Sahagun moved to approve the Precise Plan of Design request for the site plan, elevations, conceptual landscape plan, colors, materials, lighting, and master sign program associated with the proposed exterior remodel of an existing 12,000-square-foot multi-tenant commercial shopping center, per the submitted plans and as described in the staff report, subject to conditions of approval contained in Planning Commission Resolution No. 19-1933, excluding Condition Nos. 60, 65, 66 and 68, seconded by Vice Chair Martinez, there being no opposition to the motion, the motion passed 4-0.

Vice Chair Martinez moved to approve a Conditional Use Permit request under Case No. 2019-24 to allow 275-square-foot outdoor patio seating at the south side of the existing building, as depicted on the approved plan and listed in the Permit Findings A through D, listed below, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 4-0.

INFORMATION ITEMS

City Planner Diaz thanked the Commission for their flexibility in holding the meeting in a new location. It was a different setting for all of us and we all made it through just fine.

At the suggestion of Director Diaz, the Commission ended the meeting in honor of Council Member Trisha Martinez.

Chair Rowley adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Laura Embree
Recording Secretary