



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
Monday, September 28, 2009

COUNCIL CHAMBER
5111 Benito Street, Montclair, California 91763

CALL TO ORDER

Chairman Flores called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Present: Chairman Flores, Commissioners Johnson, Sahagun and Vodvarka, Community Development Director Lustro, City Planner Diaz and City Attorney Robbins.

Excused: Vice Chairman Lenhert, Associate Planners Frazier-Burton and Lai.

MINUTES

The minutes of the September 14, 2009 regular meeting were presented for approval. Commissioner Johnson moved, Commissioner Sahagun seconded, there being no opposition to the motion, the minutes were approved 4-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

6.a PUBLIC HEARING - CASE NUMBER 2009-5 'A'

Project Address: 4110 Holt Boulevard
Project Applicant: Holt-Montclair Capital Investors
Project Planner: Michael Diaz, City Planner
Request: Conditional Use Permit amendment to expand the type of items offered for sale at an existing retail thrift store

City Planner Diaz reviewed the staff report. He stated that the applicant and property owner were in attendance to answer any questions.

Chairman Flores asked if staff had to send a public hearing notice out to all within a 300-foot radius again. City Planner Diaz replied yes, and that staff had not received any communications or comments.

Nwojo Agwu, the applicant, and John Cataldo, the property owner, greeted the Commission. Mr. Cataldo thanked the Commission for considering the application. He stated that Mr. Agwu has made a very strong effort to market the store. In his efforts what he has noticed is that people do come in, but the first thing they want to know is where the rest of the merchandise is. He has done an excellent job putting the clothing element together and there is an excellent selection, but the mere fact that there isn't anything else for the people to buy; they simply walk out of the place. So, they are requesting that those additional items be included. They do not think it will cause any additional stress on the neighborhood so they hoped the Commission would consider the request. Mr. Cataldo wanted to remind the Commission of two outstanding items from his original approval. The equipment screens on the roof are to be installed next week. The other item is the streetlight. It has not been installed yet, but he has been waiting on Edison and Edison has not made this project a high priority. He bonded with the City to ensure that the work gets completed, but Edison still needs to install the wiring and the streetlight.

Commissioner Johnson inquired whether all the collecting and sorting of items would still be taking place at the Fontana location and not in Montclair. Mr. Agwu confirmed that is correct.

Mr. Cataldo stated the two outstanding issues are the roof equipment and screening, which require approval from the Planning Division and the Building Division. The Building Division has approved the support system and the balance of the equipment on the roof will be installed within one week. The other item was installation of the streetlight along Holt. Chairman Flores asked if there was a target date for opening the store. Mr. Cataldo replied that the store was already open. Chairman Flores asked what the hours of operation were. Mr. Agwu replied that the store is open 9:00 a.m. to 8:00 p.m.

Commissioner Vodvarka asked if the store was big enough to accommodate the additional items that will be brought in or will some of the current items being offered be reduced. Mr. Agwu responded that the plan is to reduce the amount of space occupied by the existing inventory.

City Planner Diaz stated that staff included a copy of the floor plan that shows the layout of the proposed furniture and non-clothing areas.

Commissioner Sahagun commented that it was good to see items reused which is good for the citizens of the City.

Commissioner Vodvarka moved 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, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 4-0.

Commissioner Johnson moved to approve the proposed amendment to Condition No. 4 of Case No. 2009-5 'A' subject to making the required findings and subject to the conditions in attached Resolution Number 09-1705, seconded by Commissioner Vodvarka, there being no opposition to the motion, the motion passed 4-0.

INFORMATION ITEMS

Commissioner Sahagun commented that he noticed that the vacant lot on Central across from Costco has been cleaned up. Chairman Flores commented that he was also glad to see it cleaned up.

Director Lustro stated that a contractor doing work for Monte Vista Water needed space temporarily for storage of materials and equipment for a job nearby. They worked out a deal with the property owner to temporarily use the lot provided that they would clean it up when they were finished.

Commissioner Vodvarka stated that he has received positive comments about how nice Dr. Laurie Woll's building at Central Avenue and the freeway came out. However, he is concerned about how long it will be before a vehicle hits the building because of its close proximity to the eastbound on-ramp. Director Lustro replied that it has already been hit by a car and repaired.

Chairman Flores expressed a concern about the deteriorated condition of some of the light pole banners at the used car lot at the southeast corner of Mission Boulevard and Monte Vista Avenue. Director Lustro responded that a condition of the permit issuance for those banners is that they be maintained and replaced as needed. Accordingly, staff would report the problem to Code Enforcement.

Chairman Flores adjourned the meeting at 7:21 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary