



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
Monday, September 14, 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 Vodvarka led those present in the salute to the flag.

ROLL CALL

Present: Chairman Flores, Vice Chairman Lenhert, Commissioners Johnson (arrived at 7:06 p.m.), Sahagun and Vodvarka, Community Development Director Lustro, City Planner Diaz, Associate Planner Lai, and City Attorney Robbins.

Excused: Associate Planner Frazier-Burton.

MINUTES

The minutes of the August 24, 2009 special meeting (bus tour) were presented for approval. Vice Chairman Lenhert abstained due to his absence from the August 24th meeting. Commissioner Johnson arrived late to the meeting and was not present for the approval of the minutes. Commissioner Vodvarka moved, Commissioner Sahagun seconded, there being no opposition to the motion, the minutes were approved 3-0-1.

The minutes of the August 24, 2009 regular meeting were presented for approval. Vice Chairman Lenhert abstained due to his absence from the August 24th meeting. Commissioner Johnson arrived late to the meeting and was not present for the approval

of the minutes. Commissioner Vodvarka moved, Commissioner Sahagun seconded, there being no opposition to the motion, the minutes were approved 3-0-1.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- 6.a PUBLIC HEARING - CASE NUMBER 2009-15
Project Address: 9047 Central Avenue
Project Applicant: Sushi Town / Michael and Sue Roybal
Project Planner: Jim S. Lai, Associate Planner
Request: Conditional Use Permit to allow on-sale beer and wine in conjunction with a bona fide eating establishment

Associate Planner Lai reviewed the staff report.

Commissioner Vodvarka asked if there was a rear entrance/exit for the restaurant and how the trash is taken out. Michael Roybal, applicant and owner of Sushi Town Restaurant, replied that the trash is taken out through the front door to the trash dumpster located across from their front entrance.

Commissioner Johnson 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, which covers infill projects in significantly developed areas, seconded by Commissioner Vodvarka, there being no opposition to the motion, the motion passed 5-0.

Vice Chairman Lenhert moved to approve a Conditional Use Permit under Case No. 2009-15, subject to making the required findings and subject to the 18 conditions as described in attached Resolution Number 09-1704, seconded by Chairman Flores, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

Director Lustro asked that, due to extreme difficulty with the volume of the recording of the meetings, if the Commission could please be sure to speak directly into the microphones so that all comments could be heard and transcribed by the department secretary.

Commissioner Sahagun commented that it was great to see Vice Chairman Lenhert back from his hospital stay.

The Commission gave their condolences to Councilmember Paulitz and his family on the passing of his wife, Connie.

The Commission also expressed their condolences to Commissioner Johnson on the passing of her mother.

Chairman Flores adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary