



CITY OF MONTCLAIR  
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING  
Monday, June 9, 2014

COUNCIL CHAMBER  
5111 Benito Street, Montclair, California 91763

---

**CALL TO ORDER**

Chair Johnson 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: Chair Johnson, Vice Chair Flores, Commissioners Martinez, Sahagun and Vodvarka, City Planner Diaz, Associate Planner Gutiérrez and Deputy City Attorney Holdaway

Excused: Community Development Director Lustro

**MINUTES**

The minutes of the May 12, 2014 regular meeting were presented for approval. Commissioner Vodvarka moved, Vice Chair Flores seconded, and the minutes were approved 4-1, Chair Johnson abstaining (because she was not in attendance at the May 12 meeting).

## ORAL AND WRITTEN COMMUNICATIONS

None.

## AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2014-10
  - Project Address: 5090 Holt Boulevard
  - Project Applicant: Fanon West Realty, Inc. for Aranda's Tires
  - Project Planner: Silvia Gutiérrez, Associate Planner
  - Request: Conditional Use Permit to establish a tire shop with sales, storage and installation
  - CEQA Assessment: Categorically Exempt (Section 15301)

Associate Planner Gutiérrez reviewed the staff report.

Chair Johnson opened the public hearing.

Hearing no other comments and no one else being present, Chair Johnson closed the public hearing.

Vice Chair Flores commented that parking needed to be fixed and was pleased to see that staff had addressed it with a condition.

Commissioner Sahagun moved and Vice Chair Flores seconded 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, there being no opposition to the motion, the motion passed 5-0.

Commissioner Vodvarka moved and Commissioner Martinez seconded to approve a Conditional Use Permit (Case No. 2014-10) to allow a retail tire sales, storage, and installation use at 5090 Holt Boulevard, within the "Commercial" land use district of the Holt Boulevard Specific Plan, as described in the staff report and per the submitted plans, subject to the conditions of approval in attached Resolution No. 14-1805, there being no opposition to the motion, the motion passed 5-0.

- b. PUBLIC HEARING - CASE NUMBER 2014-12  
Project Address: 8851 Central Avenue, Unit A  
Project Applicant: Lee Pan Montclair, LLC  
Project Planner: Silvia Gutiérrez, Associate Planner  
Request: Conditional Use Permit to re-establish and allow the on-premises sale of beer, wine, spirits (Type 47 ABC license) in conjunction with a bona fide eating establishment  
CEQA Assessment: Categorically Exempt (Section 15301)

Associate Planner Gutiérrez reviewed the staff report.

Chair Johnson opened the public hearing.

Hearing no other comments and no one else being present, Chair Johnson closed the public hearing.

Commissioner Vodvarka moved and Chair Johnson seconded 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, there being no opposition to the motion, the motion passed 5-0.

Vice Chair Flores moved and Commissioner Sahagun seconded to approve a Conditional Use Permit to re-establish the on-premises sale of beer, wine, and distilled spirits (Type 47 ABC license) in conjunction with a full menu and food service with a bar for a bona fide eating establishment per the submitted plans, as described in the staff report, and required findings subject to the conditions in attached Resolution No. 14-1807, there being no opposition to the motion, the motion passed 5-0.

- c. CASE NUMBER 2014-8  
Project Address: 4545 Brooks Street  
Project Applicant: Cronimet Holdings Inc. / Bill Fox  
Project Planner: Michael Diaz, City Planner  
Request: Precise Plan of Design for a 130,000 square-foot industrial/warehouse building  
CEQA Assessment: Mitigated Negative Declaration

City Planner Diaz reviewed the staff report and indicated that an Initial Study had been prepared for the project with a recommendation that a Mitigated Negative Declaration be adopted. Mr. Diaz also indicated that the mitigation measures identified in the Initial Study had been incorporated as conditions of approval in the draft resolution prepared the Commission's review.

Commissioner Vodvarka asked about security for the property and his concern for the stability of the tilt-up panels after they have been lifted up so that they do not fall or are tampered with. City Planner Diaz responded that the property was already enclosed with existing decorative walls and metal fences and that the developer and contractor typically provide their own security for the site. He referred to the recently completed warehouse project on Arrow Highway where there were no reported problems as an example.

Vice Chair Flores asked about a few items in the Initial Study related to trash collection, water quality, etc. City Planner Diaz responded to his questions and indicated where the questions were addressed in the Initial Study document.

Chair Johnson opened the public hearing.

Bill Fox, 450 E. Foothill Boulevard, Pomona, the applicant, indicated his availability to answer any questions. Chair Johnson asked Mr. Fox if he had a potential user in mind. Mr. Fox indicated that the project was proposed as a speculative venture, but that he has been in negotiations with a company interested in purchasing the property and moving to Montclair. He mentioned that Director Lustro and City Planner Diaz had also met with the potential buyer, but that he did not wish to elaborate further at the moment.

Commissioner Vodvarka asked about using reclaimed water for dust control. City Planner Diaz was not sure whether reclaimed water was in the vicinity of the project and Mr. Fox indicated that if it was then he would look into possibility of its use. City Planner Diaz also reminded the Commission that conditions addressing dust control for the project, such as watering down the site during grading, were included in the draft resolution. He also indicated that a sign with a phone number to call could be installed at the site so that someone could call the City or AQMD if a problem with dust were to arise.

Commissioner Sahagun asked about the proposed bio-swale for the project and whether it was of an adequate size to serve the large parcel. Mr. Fox responded that a Water Quality Management Plan (WQMP) had been developed and approved for the project and that the bio-swale at the south end of the property is designed to act as pre-treatment of water which is then diverted into a large underground infiltration tank where the water then percolates back into the ground. Mr. Fox added that the underground filtration system they will be using for the project would be an upgrade from the standard system used on many large projects. When asked by Commissioner Sahagun about the use of permeable concrete or asphalt, Mr. Fox indicated that on a project of this size permeable concrete or asphalt was not desirable and that the approach they will using for this project would be more appropriate and accomplish the same goal as required by the WQMP.

Mr. Fox also commented on the earlier question regarding the stability of the tilt up panels by saying that he was also concerned about safety. He indicated that they pay close attention to wind speeds during the time they lift the panels up and work quickly to align and tie panels together as they go. Mr. Fox thanked City staff for working with him on the project.

Hearing no other comments and no one else being present, Chair Johnson closed the public hearing.

For environmental review, Commissioner Sahagun moved and Vice Chair Flores seconded to take the following actions as responsible agency:

1. Certify that the Commission has reviewed and considered the environmental assessment based upon the findings and proposed mitigation measures in the Initial Study prepared for the project, and that there will be no significant impact on the environment as a result of the proposed construction of the proposed 130,000 square-foot industrial/ warehouse building and associated parking and landscaping improvements; and
2. Adopt the proposed Mitigated Negative Declaration and finding that there will be a DeMinimis impact on fish and wildlife; and
3. Direct staff to file a Notice of Determination (NOD) and the applicant to pay appropriate fees within five (5) days of this action, there being no opposition to the motion, the motion passed 5-0.

Commissioner Vodvarka moved and Commissioner Martinez seconded to approve the Precise Plan of Design request for the site plan, elevations, conceptual landscape plan, colors and materials associated with the proposed 130,000 square-foot industrial/warehouse building and associated parking and landscaping improvements at 4545 Brooks Street (new address) per the submitted plans and as described in the staff report, subject to conditions of approval contained in Planning Commission Resolution No. 14-1808, there being no opposition to the motion, the motion passed 5-0.

## **INFORMATION ITEMS**

Vice Chair Flores wished all a Happy Father's Day.

Commissioner Martinez reported that the he and his family attended the Country Fair Jamboree on June 7, and that although attendance was lower than last year, all who did attend had a good time. He thought that not having the Splash Pad operational may have contributed to some families not staying as long as the might have.

Chair Johnson adjourned the meeting at 7:58 p.m.

Respectfully submitted,

Laura Embree  
Recording Secretary