



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
Monday, September 22, 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 Martinez led those present in the salute to the flag.

ROLL CALL

Present: Chair Johnson, Vice Chair Flores, Commissioners Martinez, Sahagun and Vodvarka, Community Development Director Lustro, and Deputy City Attorney Holdaway

Excused: City Planner Diaz and Associate Planner Gutiérrez

MINUTES

The minutes of the September 8, 2014 regular meeting were presented for approval. Vice Chair Flores indicated that he had discussed with Community Development Director Lustro amending the minutes regarding comments he made during the public hearing for the wireless facility at 10385 Central Avenue. Commissioner Vodvarka moved, Commissioner Sahagun seconded, and the minutes were approved 5-0, as amended.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2014-22
 - Project Address: Parking lot south of 9804 Central Avenue
 - Project Applicant: PC Capital LLC on behalf of City of Montclair and Heritage Education Group
 - Project Planner: Steve Lustro, Community Development Director
 - Request: Conditional Use Permit to establish and operate a weekly Certified Farmers' Market
 - CEQA Assessment: Categorically Exempt (Section 15311)

Community Development Director Lustro reviewed the staff report.

Staff was optimistic about the chances for the market's success in Alma Hofman Park, particularly because of the opportunity to capitalize on the draw of the Splash Pad, which is wildly popular during the summer, but was down this summer for the entire season for problems relating to the replacement of the surface. So unfortunately, the market was unable to take advantage of the draw of the Splash Pad. Staff is hopeful that the relocation of the market to this more visible location along Central Avenue will help attract more shoppers and result in more vendors participating in the market.

For the convenience of the vendors and the customers, the management of the Town Center has indicated they will make available the restrooms located in the former PennySaver tenant space at the south end of the center, a relatively short walk across the parking lot.

Chair Johnson opened the public hearing.

Juanita Prestsater, 10045 Tudor Avenue, Montclair, a 40-year resident, said she saw staff has addressed the issue of restrooms, but asked about security. She is aware that other farmers' markets have security or law enforcement patrolling the event. Director Lustro responded that because of the relatively small size and scope of the market thus far, we haven't experienced any security issues to date. We certainly hope that the market grows and that security may be something we have to worry about in the future. Staff is not aware of any issues that have occurred at the current market that would warrant the presence of law enforcement.

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

Vice Chair Flores moved that, based upon evidence submitted, the Planning Commission finds the current application for the proposed variance qualifies as a Class 11 exemption under Section 15311 of the California Environmental Quality Act (CEQA) Guidelines, which exempts projects involving the construction or placement of minor structures accessory to existing commercial facilities, seconded by Commissioner Vodvarka, there being no opposition, the motion passed 5-0.

Commissioner Martinez moved to grant a Conditional Use Permit for the proposed certified farmers' market to operate on Wednesdays from 4:00 p.m. to 8:00 p.m. in the Montclair Town Center parking lot south of 9804 Central Avenue, as described in the staff report and depicted in approved plans subject to the findings and conditions in Planning Commission Resolution No. 14-1816, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

None.

Chair Johnson adjourned the meeting at 7:13 p.m.

Respectfully submitted,

Laura Embree
Recording Secretary