



**CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES**

**REGULAR ADJOURNED MEETING
Monday, March 23, 2015**

**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

Vice Chair Flores 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, City Planner Diaz, Associate Planner Gutiérrez, and Deputy City Attorney Holdaway

MINUTES

The minutes of the March 9, 2015 regular meeting were presented for approval. Commissioner Vodvarka moved, Commissioner Sahagun seconded, and the minutes were approved 5-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2012-11 'A'
- | | |
|--------------------|--|
| Project Address: | 5462 Holt Boulevard |
| Project Applicant: | Enterprise Rent-a-Car of LA, LLC |
| Project Planner: | Silvia Gutiérrez, Associate Planner |
| Request: | Conditional Use Permit Amendment to allow truck rentals and on-site storage, and a Precise Plan of Design to construct a covered wash rack |
| CEQA Assessment: | Categorically Exempt (Section 15301) |

Associate Planner Gutiérrez reviewed the staff report.

Vice Chair Flores asked for clarification on the case number. Director Lustro replied that there was an oversight on the cover sheet and the staff report reflected the case number correctly as 2012-11 'A.'

Commissioner Martinez thanked the applicant for expanding the business. He asked about the intensification of services, specifically the washing and vacuuming of vehicles from 9:00 a.m. until 7:00 p.m. He wanted to know if the washing of vehicles would stop at 7:00 p.m. or would they be washing and vacuuming the vehicles later than that. Chair Johnson deferred to the applicant.

Chair Johnson opened the public hearing.

Tim Williamson, 5462 Holt Boulevard, Montclair, Group Operations Manager for Enterprise Rent-a-Car. He manages facilities, real estate and construction projects. Their standard operating hours typically cease at 6:00 p.m. and the 7:00 p.m. time stated in the staff report may have been an error or they just overshot to under-promise and over-deliver as a goal. Typically, washing of vehicles generally stops around 5:30 to 6:00 p.m. You only need to clean a vehicle to rent it and normally the last customer enters the lobby at 5:00 to 5:30 p.m. With the trucks, vacuuming is slight. These vehicles have rubber/vinyl interiors, not carpeted like a passenger car. So, it is a sweep and wipe or sponge bath on the inside and the floor more often than it is vacuuming. They completely respect and understand noise and the importance of being a good neighbor. Typically, they do not employ staff that could be vacuuming after about 5:30 p.m.

Commissioner Vodvarka asked if the wash was going to be open to the public and if they would be using recycled water. Mr. Williamson replied it would not be open to the public and they have not proposed recycled water. That's typically a function of an automated drive-thru tunnel car wash. What they generally do is a bucket wash or a car rinse. These are generally new cars, relatively clean, but they have to make sure they are pristine and clean to rent them so they need to knock the dust off and need to make sure it's wiped down. A little bit of pressure from a hose and then water into a proper catch basin and clarifier.

Vice Chair Flores asked about the location of the fire lane in relationship to the path of travel for the auto carriers. Mr. Williamson stated he would have to review the plan and was not sure that he could answer the question; their architect had planned on attending but is in the hospital. He believed it ran from the westerly driveway on Holt along the west side of the building, and then easterly to Vernon Avenue. Vice Chair Flores stated it was critical to know where that fire lane would be.

Commissioner Sahagun asked if the Fire and Police Departments reviewed the plans. Associate Planner Gutiérrez stated both departments reviewed the plans and everything was acceptable. Commissioner Sahagun commented that the fire lanes were just not on the plans. City Planner Diaz stated the lanes are already there and the trucks that would be delivering would temporarily off-load the vehicles, but typically the Fire Department can put out fires from the street because the building is within 150 feet. Even where the parking is for the rental trucks at the north end of the property there are aisles around the parking so if the Fire Department needed to get back there, they can. The applicant understands they need to keep drive aisles clear.

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

Commissioner Sahagun moved that, based upon the 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 exempts projects that result in negligible or no expansion of existing structures or uses, Chair Johnson seconded, there being no opposition to the motion, the motion passed 5-0.

Commissioner Vodvarka moved to approve a Conditional Use Permit Amendment under Case No. 2012-11 'A' to allow the rental of light and medium duty trucks, cargo vans, and bobtail box trucks in conjunction with the existing auto rental and used car sales businesses at 5462 Holt Boulevard as described in the staff report, subject to making the four required findings, and subject to the 32 conditions contained in attached Resolution Number 15-1827, Vice Chair Flores seconded, there being no opposition to the motion, the motion passed 5-0.

Vice Chair Flores moved to approve a Precise Plan of Design request under Case No. 2012-11 'A' for the site plan, elevations, colors, and materials for the construction of a freestanding, covered wash rack per the submitted plans and as described in the staff report, subject to the conditions in Planning Commission Resolution No. 15-1827, Commissioner Martinez seconded, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

Director Lustro commented there will be a couple items on the April 13 agenda and the April 27 meeting tentatively looks like the date that the Montclair Plaza expansion will be considered by the Commission.

Commissioner Sahagun asked about point-of-sale tax revenues. He learned at the Planning Commissioners Academy that a lot of the cities are losing their tax revenues because of point-of-sale issues. He bought a stove, microwave, etc. and went to Sears here because he wants to keep the taxes in Montclair, but was disappointed with the sales associates and attitudes so he went somewhere else. A young sales associate at another Sears store told him that the sales tax goes back to your address and after the Planning Commissioners Academy, he felt maybe he was lied to. Director Lustro stated the simple answer is that 1% of the sales tax on his purchase in Rancho Cucamonga stayed there; it did not come to Montclair. Commissioner Sahagun asked how the sales tax would work for a vehicle purchase. Director Lustro stated that his understanding is that the point of sale rule applies. If you buy a car at a Montclair dealership, the sales tax will stay here. However, if you live somewhere other than Montclair, his understanding is that you are charged the sales tax rate of the location where the car is going to be registered. Montclair still gets its share, but he was unsure of how the balance of the sales tax division occurs.

Vice Chair Flores commented that the Arrow Station project is moving forward. No that the construction fence is down, you can really see the progress.

Chair Johnson adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Laura Embree
Recording Secretary