

**PLANNING COMMISSION MINUTES
OF THE AUGUST 8, 2005 MEETING
HELD IN THE COUNCIL CHAMBER
OF THE MONTCLAIR CIVIC CENTER
5111 BENITO STREET, MONTCLAIR**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Present: Chairman Lenhert, Vice Chairman Flores, Commissioners Johnson, Sahagun and Vodvarka, City Planner Lustro, and City Attorney Robbins

Excused: Director of Community Development Clark, Associate Planners Frazier-Burton and Lai

MINUTES

The minutes of the July 25, 2005 Planning Commission meeting were presented for approval. Vice Chairman Flores moved to approve, Commissioner Vodvarka seconded, there being no opposition to the motion, the minutes were approved 5-0.

ORAL AND WRITTEN COMMUNICATIONS

AGENDA ITEMS

1. PUBLIC HEARING - CASE NUMBER 2005-27
5017-5033 Howard Street
Don & Jacqueline Lamb
Request for Tentative Tract Map No. 17472 and Precise Plan of Design

City Planner Lustro reviewed the staff report. He stated that public hearing notices were sent to property owners within a 300-foot radius and, as of the time of the meeting, staff had not received any inquiries or comments.

Vice Chairman Flores commented that the map submitted with the project is getting closer to what he has been requesting, but noted two items that he felt should have been shown on the map. He did not see the existing sewer line on the map and commented that he was looking for where they would

hook-up the water lines. He added that there are existing structures that are supposed to be removed and felt the map should indicate removal of those structures.

City Planner Lustro noted that the proposed tract map is somewhat unique because it is surrounded on the south and west by two other tracts that are either under construction or entitled and getting ready to start construction so the water and sewer will be extended from those tracts to serve the interior of this particular tract. The five lots that front on Howard Street will be served by the sewer line and water line along Howard Street. He apologized for that not being included.

Commissioner Vodvarka asked whether the carports for the Tuscan and Craftsman models would have open roofs.

Patrick Diaz, Crestwood Corporation, answered that the roofs would be open, trellis-type roofs.

Commissioner Johnson asked how far apart the buildings would be and whether or not the windows faced each other. City Planner Lustro replied that in this particular tract, the City's standard side setbacks of five feet on one side and twelve feet on the other side would apply. There is no requirement that would prohibit the developer from putting the two five-foot setbacks next to each other. There would be a minimum of ten feet in the worst-case scenario and probably more often than not, it is going to be at least 17 feet. Sometimes you may have second-floor windows that might be reasonably close to being across from one another. Commissioner Johnson commented that if the houses are close together, that the windows not face each other.

Chuck Lockman, Lockman & Associates, 14125 Telephone Avenue, Suite 1, Chino, the engineer of record on the project, thanked the Commission and commented that it has been a very good relationship working with staff stating that staff is very professional and very thorough. The sewer and water services for the project are going to be extended in from the two tracts, one being to the tract to the south, which is Tract No. 16697, that will be bringing sewer in off of Fremont up through the development that will also handle the drainage. The water loop will also come in off of that feed as well as from the existing tract to the west that is under construction so that will be giving them their loop system. Regarding the setbacks, he commented that usually what they try to do in the house plotting is to give the maximum side yard to the garage because a lot of the home buyers like to have RV storage or have the excess footage put on that side of the house so if the site were perfectly flat, you would have a "garage – garage" paired together and that would give you 24 feet of separation maximum and, of course, on the other side you would have the five and five. What is happening on this project and what precludes them from doing that all the time is there is a substantial grade from north to south so they will be stepping those pads and when you step those pads and you get some side slopes, you cannot do the full twelve on the garage side and only the five on the other side. So, just by topography alone, that will tend to expand itself and you might have a situation where you give ten feet on the garage side and end up giving seven or eight feet to take care of the sloping. So, on a project like this, they are forced into doing some changing of the pattern so it gives you better relief from the street. With that, they were in support of the conditions of approval and were available for questions.

Commissioner Johnson moved that, based on the evidence submitted, a finding is made that there will be no significant environmental impact as a result of the residential project, including a DeMinimis finding of no effect on fish or wildlife, and a Negative Declaration has been prepared, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0.

Vice Chairman Flores moved to recommend City Council approval of Tentative Tract Map No. 17472 for a 20-lot subdivision for the purpose of constructing 20 single-family detached homes on approximately 4.84 acres at 5017-5033 Howard Street, finding the map to be consistent with the Montclair Municipal Code and the State Subdivision Map Act, and forward it to the City Council for its

consideration, seconded by Commissioner Vodvarka, there being no opposition to the motion, the motion passed 5-0.

Commissioner Sahagun moved to approve the Precise Plan of Design request under Case No. 2005-27 for the tract plot plan, floor plans, elevations, colors, and materials associated with the proposed 20-unit single-family residential subdivision and associated on- and off-site improvements per the submitted plans and as described in the staff report, subject to the 42 conditions of approval, seconded by Commissioner Johnson, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

City Planner Lustro reminded everyone that the meeting of August 22, 2005 has been cancelled.

Commissioner Sahagun reported that there is a pothole on Harvard Street at Helena Avenue.

Commissioner Sahagun reported that there are several areas on the south side of Harvard Street where the trees have lifted the sidewalk and some have been filled in with black top. In addition, at 9617 Surrey Avenue, a tree has lifted the sidewalk approximately 2-3 inches.

Vice Chairman Flores commented that he attended the design meeting for the planning of the City's 50th anniversary and felt it was informative and commented that he submitted his suggestion for the anniversary logo and asked for recognition for the mountain shot if it makes it into the anniversary logo.

Commissioner Johnson stated that she attended a Planning Commission meeting in Rancho Cucamonga and was reminded of how terrific Montclair is.

ADJOURNMENT

Chairman Lenhart adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary