



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
Monday, September 10, 2007

CITY COUNCIL CHAMBERS
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 Lenhart, Commissioners Johnson, Sahagun and Vodvarka, Community Development Director Clark, City Planner Lustro, Associate Planners Frazier-Burton and Lai and City Attorney Robbins.

MINUTES

The minutes of the August 13, 2007 Planning Commission meeting were presented for approval. Commissioner Johnson moved, Commissioner Vodvarka seconded, there being no opposition to the motion, the minutes were approved 3-0, Vice Chairman Lenhart and Commissioner Sahagun abstaining due to their absence from the August 13, 2007 meeting.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

6.a CASE NUMBER 2007-27

Project Address: 9720 Central Avenue
Project Applicant: Rock of Life Church
Project Planner: Carol Frazier-Burton, Associate Planner
Request: Conditional Use Permit and Precise Plan of Design for a wireless telecommunications facility

Associate Planner Frazier-Burton informed the Commission that late that afternoon, staff received information with regard to restricted uses outlined in CC&Rs that exist between the applicant's property and the Montclair Town Center. Apparently, the proposed wireless facility is not listed as a permitted use, so the issue is now for discussion between the two property owners. At this time, staff is recommending that the item be continued indefinitely. It may come back to the Commission, depending upon what type of outcome is worked out between the property owners.

Chairman Flores opened the public hearing portion of the meeting. No comments were received and Chairman Flores closed the public hearing portion of the meeting. The meeting was brought to the Commission.

Commissioner Sahagun questioned why the applicant was not proposing a continuous screen wall. Chairman Flores inquired why the antennas were being proposed at diagonal corners of the building.

City Planner Lustro replied that the reason the applicant chose the northwest and southeast corners of the building is that if you have an antenna sector that is directed, for example, to the south, the antenna panel can be lower because the signal is not partially blocked by the roof. The same would apply to an antenna sector directed at zero degrees (due north) that is located along the north side of the building. In this particular case, the proposed antenna panels are only six feet tall. So if you have a south-facing antenna sector at the south end of the building, it sends an unobstructed signal. If there were a south-facing antenna sector of the same height on the north side of the building, part of the signal would be blocked out by the roof.

Commissioner Vodvarka moved that the item be tabled until the item is able to be rescheduled, Commissioner Johnson seconded, there being no opposition, the motion passed 5-0.

INFORMATION ITEMS

Commissioner Sahagun asked about the trash trucks parked on vacant property on Holt Boulevard, and about the buildings that were demolished on Holt between Central and Monte Vista. City Planner Lustro replied that the garbage trucks are parked illegally on an unpaved surface owned by Cardenas Market. They were removed at the end of last

week from another vacant lot on Holt Boulevard because that particular owner had been given notice that the 13 garbage trucks were being stored illegally on his property, but unfortunately were simply moved about 200 feet west. Cardenas was given notice at the end of last week to remove the vehicles. Code Enforcement staff was told that they were going to be moved Thursday of last week and the trucks are still there today. Code Enforcement was aware of that and they were going to begin citing the trucks today and told staff that they would re-contact management at Cardenas and follow-up. With respect to the demolition that is taking place in the 5000 block of Holt Boulevard, that is the old Akram Auto Electric and Pomona Valley Engine Rebuilding structures that have been demolished to make way for the County Superintendent of Schools' Community Day School. Construction on the six-acre site is expected to be completed by early 2008.

Commissioner Sahagun responded that the area (Holt Boulevard) is coming along very well with the new development and then you see the garbage trucks and it does not give the City a very good image. City Planner Lustro stated for the record that staff would not support parking in the back of the lot either.

Chairman Lenhart commented that he has received numerous bulletins regarding the West Nile Virus and it is just booming, particularly in the Rancho Cucamonga area. He stressed that it is nothing to fool with, particularly with older people, it can be fatal and it takes up to a year to recover from it. So, if you know of any stagnant water or unmaintained swimming pools, contact Code Enforcement to get it taken care of.

Commissioner Vodvarka commented that he noticed dumping of more dirt on the site next to the freeway and wondered why it was wide open and not fenced in. City Planner Lustro stated that it was secured for a while, but he believed that they may be bringing in dirt purposely because they are working on the grading for the medical building. Chairman Flores stated that they are not bringing in new dirt, it is dirt left over, they are doing the rough grading of the pad.

Commissioner Johnson commented that she finally saw the model homes on Central and Howard and they are very beautiful, but the one thing she noticed was that you would have to keep your drapes closed at all times, because you can read the newspaper from the house next door. She brought it up so that with future developments we could address that so that the windows do not directly face one another.

Chairman Flores commented the two lots on the north side of Mission on either side of Monte Vista have huge tumbleweeds that need clearing. On the east side, the sidewalk is curb-adjacent so you do not see as much of the vegetation or weeds. Because the west side of the street has a parkway, the weeds between curb and sidewalk are more noticeable. He was hoping that something immediate could be done.

Chairman Flores asked about the benches for the bus; he noticed a blue metal shelter and it's just the bottom part, the bench and no cover and he felt it defeated the purpose

without shade and protection from the rain. He asked about the placement of the ones near the car dealer.

Chairman Flores adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary