



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
Monday, June 9, 2008

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 Lenhert led those present in the salute to the flag.

ROLL CALL

Present: Chairman Flores, Vice Chairman Vodvarka, Commissioners Johnson and Lenhert, City Planner Diaz, Associate Planners Frazier-Burton and Lai, and Deputy City Attorney Holdaway.

Excused: Community Development Director Lustro and Commissioner Sahagun

MINUTES

The minutes of the April 14, 2008 meeting were presented for approval. Vice Chairman Vodvarka moved, Commissioner Johnson seconded, there being no opposition to the motion, the minutes were approved 4-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- 6a. CASE NUMBER 2008-13
Project Address: 8990 Monte Vista Avenue
Project Applicant: Frank Cruz/Appliance Masters, Inc.
Project Planner: Jim S. Lai, Associate Planner
Request: Precise Plan of Design for an industrial building
with a 2-story office

Associate Planner Lai reviewed the staff report.

Chairman Flores opened the public hearing for comments.

Joe Ramos, 2075 First Avenue, Upland, California 91784, the architect for the project, thanked staff for working with the applicant to arrive at the final design. He stated Mr. Cruz, the applicant, accepted all the conditions of approval.

There being no one else present to speak, Chairman Flores closed the public hearing.

Chairman Flores asked regarding notification to adjacent property owners. Associate Planner Lai replied adjacent property owners were notified via letter and only the owners of the properties to the west and north had responded.

Commissioner Lenhart asked whether the drainage swale would be landscaped. Associate Planner Lai and City Planner Diaz responded the swale would be slightly depressed to accept and retain water long enough to percolate into the ground and that it would be landscaped to appear as a planter.

Commissioner Lenhart moved that, based upon evidence submitted, that there will be no significant impact on the environment as a result of the construction and operation of the proposed single-tenant industrial building and that a DeMinimis finding of no impact on fish and wildlife and that the project is categorically exempt per CEQA in that it is an in-fill development with less than 5 acres in site area and that it is substantially surrounded by urban uses, seconded by Chairman Flores, there being no opposition to the motion, the motion passed 4-0.

Vice Chairman Vodvarka moved to approve a Precise Plan of Design under Case No. 2008-13 per the submitted plans and as described in the staff report for the construction of a new 6,366 square-foot building on a 22,750 square-foot parcel in the M-1 Zone, subject to the 36 conditions of approval, seconded by Commissioner Johnson, there being no opposition to the motion, the motion passed 4-0.

INFORMATION ITEMS

Vice Chairman Vodvarka commented the Montclair Family Fun Festival held Saturday, June 7, was a great success.

Chairman Flores commented that the two former service station sites at Montclair Plaza looked very nice with the recently added landscape berm. He also commented that he thought the Plaza should have signs on the properties advertising their availability.

Chairman Flores adjourned the meeting at 7:18 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary