



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
Monday, April 12, 2010

COUNCIL CHAMBER
5111 Benito Street, Montclair, California 91763

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chairman Flores led those present in the salute to the flag.

ROLL CALL

Present: Chairman Flores, Vice Chairman Sahagun, Commissioners Johnson, Lenhart and Vodvarka, Community Development Director Lustro, City Planner Diaz, Associate Planner Lai, and City Attorney Robbins.

Excused: Associate Planners Frazier-Burton

MINUTES

The minutes of the March 22, 2010 regular meeting were presented for approval. Commissioner Johnson moved, Commissioner Vodvarka seconded, there being no opposition to the motion, the minutes were approved 5-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- 6.a PUBLIC HEARING - CASE NUMBER 2010-4
Project Address: 5220 Mission Boulevard
Project Applicant: Storage Place Montclair LLC
Project Planner: Jim S. Lai, Associate Planner
Request: Conditional Use Permit amendment

Associate Planner Lai reviewed the staff report. He stated that staff had not received any comments from the public.

Chairman Flores clarified the RV storage was not a part of this proposal and the applicant will be coming back to the Commission for that in the future.

Chairman Flores asked about the number of parking spaces. Associate Planner Lai stated they will still have customer and staff parking and the manager's unit will be provided with two enclosed parking spaces out of the existing storage unit instead of those units being rented out to customers. Chairman Flores asked if what was shown was the correct number of spaces.

Chairman Flores opened the public hearing.

Robert Barrick, 2274 Gird Road, Fallbrook, the managing partner of Storage Place Montclair, stated he was available for any questions regarding the project.

Hearing no other comments and no one else being present, Chairman Flores closed the public hearing.

City Attorney Robbins commented that she wanted to add a Condition No. 11 to the Planning section of the Resolution to the effect that we are incorporating all other terms and conditions of Case No. 2006-53, which was the original Conditional Use Permit, to make sure there is no question that the original conditions are still in effect and this approval would incorporate all those other conditions.

Director Lustro added for the Commission's consideration if there was any condition of the original approval that stated there was to be no caretaker's unit that would obviously be superseded by this amendment.

City Attorney Robbins commented that the Commission could state that unless otherwise modified by the amending conditions.

Commissioner Vodvarka moved that, based upon 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 covers infill projects in significantly developed areas. As such, a DeMinimis finding of no impact on fish and wildlife will be prepared,

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

Commissioner Johnson moved to approve a Conditional Use Permit under Case No. 2010-4, subject to making the required findings and subject to the 25 conditions as described in attached Resolution Number 10-1718, with the inclusion of a new Condition No. 11 under the Planning section, seconded by Commissioner Vodvarka, there being no opposition, the motion passed 5-0.

6.b PUBLIC HEARING - CASE NUMBER 2010-5
Project Address: 4707 Holt Boulevard
Project Applicant: Montclair Business Park/Alberto Quiros
Project Planner: Jim S. Lai, Associate Planner
Request: Conditional Use Permit

Associate Planner Lai reviewed the staff report.

Chairman Flores opened the public hearing.

Alberto Quiros, owner of Pomona-Ontario Traffic School, stated that he was there to answer any questions for the Commission.

Commissioner Johnson commented that she had difficulty finding the place; she looked for a sign that would have "Pomona-Ontario Traffic School" on it, but it only reads "TS" and she wanted clarification that the applicant did that on purpose. Mr. Quiros stated that he did.

Vice Chairman Sahagun asked what type of traffic school it was. Mr. Quiros replied it was for moving violations.

Commissioner Vodvarka asked if any of the commissioners could pay a fee and attend one of the classes for educational purposes. Mr. Quiros replied yes.

Hearing no other comments and no one else being present, Chairman Flores closed the public hearing.

Vice Chairman Sahagun asked if there was enough parking. Associate Planner Lai stated this particular building, along with the building to the east, is owned by the same owner and just on this side alone, there are 109 parking spaces. With the former furniture store out of business, the parking lot is basically empty most of the time.

Vice Chairman Sahagun moved that, based upon 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 involving little to no expansion of existing structures or uses. As such, the Commission directs staff to prepare a

DeMinimis finding of no impact on fish and wildlife, seconded by Chairman Flores, there being no opposition to the motion, the motion passed 5-0.

Commissioner Lenhart moved to approve a Conditional Use Permit under Case No. 2010-5, subject to making the required findings and subject to the 10 conditions as described in Resolution Number 10-1719, seconded by Vice Chairman Sahagun, there being no opposition to the motion, the motion passed 5-0.

6.c CASE NUMBER 2010-6

Project Address:	4110 Holt Boulevard
Project Applicant:	John G. Cataldo
Project Planner:	Michael Diaz, City Planner
Request:	Precise Plan of Design

City Planner Diaz reviewed the staff report.

Commissioner Johnson asked for clarification that if the Commission approved the project, the applicant was ready to move forward and did that mean he already had the signs made. City Planner Diaz replied no. Commissioner Johnson commented that it was too bad the signs were not ready because they needed them desperately. City Planner Diaz stated they would obtain the services of a sign contractor and they would go through sign approval first, but it makes it easy because it is just a building permit.

John Cataldo, 835 Mission Street, South Pasadena, the property owner, stated that he was available for any questions the Commission had.

Commissioner Johnson moved that, based on the evidence submitted, a finding is made that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15311, Class 11, in that the project involves the approval of a sign program to govern the installation of future building mounted tenant signs (accessory structures) at the site. As such, the Commission directs staff to prepare a DeMinimis finding of no impact on fish and wildlife, seconded by Commissioner Vodvarka, there being no opposition to the motion, the motion passed 5-0.

Commissioner Lenhart moved to approve the Precise Plan of Design request for the comprehensive tenant sign program per the submitted plans and as described in the staff report for a commercial center located at 4110 Holt Boulevard, subject to the conditions in Resolution Number 10-1720, seconded by Vice Chairman Sahagun, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

Director Lustro reminded the Commission the State of the City was scheduled for Wednesday April 14th at 11:30 a.m.

Director Lustro reminded Chairman Flores and Vice Chairman Sahagun that their terms end June 30, 2010, and if they desire to continue, they will need to re-apply. The Mayor will announce at the next Council meeting that those seats are open in case there are any folks who might want to submit an application for the Planning Commission.

Commissioner Vodvarka asked if there was a groundbreaking ceremony for the Splash Pad after the State of the City. Director Lustro replied yes, there is a groundbreaking for the Splash Pad at Alma Hofman Park, which was originally scheduled for last week and then was re-scheduled at the request of Supervisor Ovitt to more conveniently accommodate his schedule. The groundbreaking is scheduled for approximately 1:30 p.m., immediately following State of the City. Anyone who chooses can go out to the park and be part of the groundbreaking.

Commissioner Johnson thanked staff for the information provided about parking.

Chairman Flores stated the Action Plan 2010 book is a really good one because they went out of their way in everything they've done and it shows just what a good city we are.

Chairman Flores commented again about a truck parked near Serrano Middle School that is now covered with graffiti. It keeps moving from spot to spot in the neighborhood and is very unsightly. Director Lustro asked for clarification about its location and said that he would report it to Code Enforcement.

Vice Chairman Sahagun commented that most people do not know what a good city we have. He has personally worked with Code Enforcement Supervisor Gabe Fondario to assist two different families. There are so many programs available that the average person does not know about.

Chairman Flores adjourned the meeting at 7:33 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary