



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
Monday, May 10, 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 and Lenhert, Community Development Director Lustro, City Planner Diaz, and Associate Planner Lai.

Excused: Commissioner Vodvarka, Associate Planner Frazier-Burton and City Attorney Robbins

MINUTES

The minutes of the April 26, 2010 regular meeting were presented for approval. Vice Chairman Sahagun moved, Commissioner Johnson seconded, there being no opposition to the motion, the minutes were approved 4-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- 6.a PUBLIC HEARING - CASE NUMBER 2010-1
(continued from April 26, 2010 meeting)
- | | |
|--------------------|-----------------------------------|
| Project Address: | 5450 Deodar Street |
| Project Applicant: | Sprint Wireless/City of Montclair |
| Project Planner: | Jim S. Lai, Associate Planner |
| Request: | Conditional Use Permit amendment |

Associate Planner Lai reviewed the staff report.

Chairman Flores opened the public hearing.

Shane Hennessy-York, 1755 Sherington Place, Suite W206, Newport Beach, representing the applicant, Sprint Wireless, stated they concur with all of staff's recommendations and thanked staff for the extra hours and energy put in over the past weeks in order to resolve the outstanding issues. For the application itself, he was present to answer any questions.

Vice Chairman Sahagun commented his only concern was regarding the maintenance of the monopine and he felt it was addressed in the previous report that the lessee will maintain it as it gets older. Director Lustro stated this particular facility was recently rehabilitated and looks much better than it did for a long time and he believed staff has established a new standard for the appearance of monopines with the new one in Alma Hofman Park nearly completed. Staff was very pleased with the way that one came out, even though it has a little bit of work left to do on it, and that will be our standard in looking at how these facilities age and trying to determine when they need some rehab.

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

Commissioner Johnson stated how impressed she was when she visited the site. She commented that she had difficulty finding it at first because it was so well designed and camouflaged and a bit difficult to find the pole and that is how they like it.

Commissioner Johnson moved that, based upon evidence submitted, the project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines, seconded by Vice Chairman Sahagun, there being no opposition to the motion, the motion passed 4-0.

Commissioner Lenhart moved to approve a Conditional Use Permit Amendment under Case No. 2010-1 to allow the co-location and addition of antennas and an equipment cabinet onto an existing telecommunications facility at MacArthur Park at 5450 Deodar Street, per the submitted plans, as described in the staff report, required findings, and subject to the 35 conditions in revised Resolution Number 10-1721, seconded by Chairman Flores, there being no opposition to the motion, the motion passed 4-0.

INFORMATION ITEMS

Director Lustro reminded the Commission about the Ramona Avenue ribbon cutting ceremony, which is scheduled for the morning of Thursday, May 20th. He stated the map on the invitation was self-explanatory, enter from the south, come up Ramona from Mission, turn on Dale and then onto Camulos. Parking would be available on-site. He hoped the Commissioners would be able to attend the long-awaited ribbon cutting.

Director Lustro stated that, as has been customary for the past several years, the second Planning Commission meeting in May would be cancelled because staff will be attending the International Council of Shopping Centers conference in Las Vegas that week, so the next scheduled meeting would be June 14. With the second meeting in May being cancelled, this evening's meeting was Associate Planner Lai's last Planning Commission meeting before his retirement. Jim will be retiring on May 27. Jim has been here longer than any of us and his services and institutional memory will be greatly missed, but his retirement is well deserved. The Commissioners congratulated Jim on his retirement.

Commissioner Johnson thanked staff for the "dusty shoe" notation on the invitation for the Ramona ribbon-cutting.

Vice Chairman Sahagun commented he was very impressed with the Merlone Geier tour. He was impressed with the structures, the cleanliness, even the maintenance of the older project. In response to the comments about that being Orange County and this being Montclair, he wanted to remind the City Council that we spent one to two years studying the North Montclair Downtown Specific Plan and then implemented it. We hired an architect and development team and this was to be a livable/walkable, transit-oriented community. He had the opportunity to go to Sacramento two years ago for the Planner's Institute and they walked everywhere. He felt these types of transit-oriented communities will work. After all the hearings and public input, we had the Specific Plan in place and then the economic downturn came. At some point, this plan will have to be implemented. We spent the time and money and we need to move forward. This is a quality development and not a rinky-dink, fly-by-night company. As one of the developers said during the meeting, he is putting his money where his mouth is. He urged the City Council to consider this. Commissioner Sahagun added this affects him personally because he has raised his family here, got married here, has three sons, loves this city and believes this development on the northeast corner of Monte Vista and Moreno will work. He again urged the City Council to vote yes for this development.

Chairman Flores commented that he totally agreed with Vice Chairman Sahagun. The City spent its money and time and now was the time to act and we do not want to let this one get by us. The project has got to work because it has too many good things around it to not work.

Chairman Flores stated in the beginning the plan was to go ahead and proceed with Monte Vista after Ramona was finished and with hard times now, he wondered had it

been decided when Monte Vista will go or do we have to wait for the money. Director Lustro replied that he would have to check with the City Engineer to see where we are in the process as far as funding, environmental clearance, etc. Based on past conversations, at the very earliest, probably not until calendar year 2011, but he will check with the City Engineer.

Chairman Flores adjourned the meeting at 7:17 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary