



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
Monday, May 9, 2011

COUNCIL CHAMBER
5111 Benito Street, Montclair, California 91763

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

Vice Chairman Flores announced that Chairman Sahagun was absent from the meeting due to the death of his father and asked for a moment of silence.

ROLL CALL

Present: Vice Chairman Flores, Commissioners Johnson, Lenhert, and Vodvarka, City Planner Diaz, Assistant Planner Gutiérrez, and City Attorney Robbins.

Excused: Chairman Sahagun and Community Development Director Lustro.

MINUTES

The minutes of the April 11, 2011 regular meeting were presented for approval. Commissioner Lenhert moved, Commissioner Johnson seconded, and the minutes were approved 4-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- 6.a PUBLIC HEARING - CASE NUMBER 2010-23
- | | |
|--------------------|--|
| Project Address: | 4594 San Bernardino Street |
| Project Applicant: | Chino Basin Water Conservation District |
| Project Planner: | Michael Diaz, City Planner |
| Request: | Precise Plan of Design for expansion of the Administration Building, construction of a new Education Building, and parking lot improvements (Phases 3, 5, and 6 of the approved CBWCD Master Plan) |

City Planner Diaz stated that the applicant notified staff earlier in the afternoon that they wished to have this item continued to a future meeting date so they can continue to work with staff in addressing some issues they have related to the project and proposed conditions of approval. Staff believes the continuance would be appropriate and with the extra time, staff will be working with the applicant to get the project ready to bring back to the Commission in the near future. At this point, staff is looking at the June 13, 2011 meeting. In the meantime, staff would request that any of the plans that the Commission has be given back to staff, who will hold the plans until the items is ready and the plans can be redistributed for the upcoming meeting.

Commissioner Vodvarka moved to continue the item to the June 13, 2011 meeting, Commissioner Johnson seconded, there being no opposition, the motion passed 4-0.

- 6.b CASE NUMBER 2011-4
- | | |
|--------------------|----------------------------|
| Project Address: | 5454-84 Moreno Street |
| Project Applicant: | Ruben Buchak/A-SF Limited |
| Project Planner: | Michael Diaz, City Planner |
| Request: | Sign Program Amendment |

City Planner Diaz reviewed the staff report. The owners and representatives from the sign company were present to answer any questions.

Vice Chairman Flores opened the public hearing.

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

Commissioner Vodvarka commented that everything seemed in order and he liked what he saw in the proposal, but also thought that center needed a bit of upgrading.

Commissioner Lenhert commented it was a good move on the part of the owners to liven up that part of the business.

Commissioner Johnson commented she concurred and commented the one thing she did hope the property owners would do was to consider painting the whole center in addition to the new sign program.

Vice Chair Flores asked if there was a timeline for the painting of the center. City Planner Diaz replied that it is not a condition of approval because it is not really related to the sign program, but that it was a recommendation staff noted in the staff report. He was sure that the owners have noticed that other centers in the area are making changes and that they may want to do the same in the near future. As for the timeframe for this Precise Plan of Design, they have one year in which to install the monument signs. Whenever they get a new tenant, the other aspects of the revised sign program would apply.

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(a), in that the project involves the approval of a sign program to govern the installation of on-premise signs. As such, a DeMinimis finding of no impact on fish and wildlife will be prepared, seconded by Vice Chairman Flores, there being no opposition to the motion, the motion passed 4-0.

Commissioner Lenhert moved to approve a Precise Plan of Design for a sign program amendment for the multi-tenant commercial retail center located at 5454-5484 Moreno Street, under Case No. 2011-4, subject to the conditions of approval in Resolution No. 11-1743, seconded by Commissioner Johnson, there being no opposition to the motion, the motion passed 4-0.

6.c	CASE NUMBER 2011-5	
	Project Address:	5505 Moreno Street
	Project Applicant:	Loren Beggs
	Project Planner:	Silvia Gutiérrez, Assistant Planner
	Request:	Sign Program Amendment

Assistant Planner Gutiérrez reviewed the staff report.

Commissioner Johnson stated that in looking at this sign program and the program from Agenda Item 6.b, the numbers are different. What determines the height of the letters? Did the applicant request that height? Assistant Planner Gutiérrez replied the way staff determines the sign copy height is that they look at the total available height where the letters would be mounted on a particular building and issues such as scale and proportion in relation to the rest of the center to determine the height. In this case, staff considered the size of the existing overhang where the sign would be installed, reviewed the photo-simulations, and determined that the 36-inch letters were the proper size and in balance with the existing elements of the building. Staff believed that letters

exceeding 36 inches would be excessive, out of proportion and would not affect visibility for the business given its prominent location adjacent to the freeway. It would be bigger for the sake of being bigger.

Vice Chairman Flores opened the public hearing.

Commissioner Vodvarka asked if the Porsche repair shop is actually open. Assistant Planner Gutiérrez replied they are open for business. Commissioner Vodvarka stated he went by a few times and thought it was not open. Some of the remodeling that was approved with the project is not present at the site, such as the ramp at the back of the building for driving cars into the building. City Planner Diaz commented that approved work on the south side of the building was only partially complete. The applicant has been working with staff to get a little more time to finish the project, including custom fencing that is being built and is taking a little more time to get done. The applicant is operating and is anxious to get his signs up to make the business noticeable to the public.

Commissioner Lenhart felt it was great to be updating that area because it has been kind of dull and needed something to brighten it up and get some more business going in there.

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

Commissioner Lenhart 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(a), in that the project involves the approval of a sign program to govern the installation of on-premise signs. As such, a DeMinimis finding of no impact on fish and wildlife will be prepared, seconded by Commissioner Vodvarka, there being no opposition, the motion passed 4-0.

Commissioner Johnson moved to approve a Precise Plan of Design for a sign program amendment for the multi-tenant commercial retail center located at 5505 Moreno Street, under Case No. 2011-5, subject to the conditions of approval in Resolution No. 11-1742, seconded by Vice Chairman Flores, there being no opposition to the motion, the motion passed 4-0.

INFORMATION ITEMS

City Planner Diaz stated the next meeting of May 23, 2011 has been cancelled due to staff attending the ICSC conference.

City Planner Diaz also noted that Chairman Sahagun's father had passed away and that he was absent from the meeting because he was attending to family matters. He thanked Vice Chairman Flores for stepping in to cover the meeting. Commissioner

Vodvarka wanted to dedicate the meeting to Sergio's father. Vice Chairman Flores sent the Commission's condolences to Chairman Sahagun and his family.

Vice Chairman Flores observed another survey crew at the Plaza in front of Black Angus. Also, the buffet restaurant at Central and Moreno looks like they are pouring money into that project, working Saturdays and Sundays. City Planner Diaz commented that the hope is when they are done, the work will set a precedent for remodeling the rest of the center as funds become available and new tenants become interested in the remaining available lease spaces.

Vice Chairman Flores adjourned the meeting at 7:26 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary