



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
Monday, June 13, 2011

COUNCIL CHAMBER
5111 Benito Street, Montclair, California 91763

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

MINUTES

The minutes of the May 9, 2011 regular meeting were presented for approval. Vice Chairman Flores corrected the minutes to reflect his request that at the beginning of the meeting he requested a moment of silence in honor of Chairman Sahagun's father. Vice Chairman Flores moved approval of the minutes as amended, Commissioner Johnson seconded, and the minutes were approved 5-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

6.a CASE NUMBER 2010-23
(continued from May 9, 2011)

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 reviewed the staff report. The item was continued from the May 9, 2011 meeting to allow the applicant to work with the City on the conditions of approval that were proposed.

Vice Chairman Flores felt that the tallest part of the building was a little excessive, but in this particular case the design of the rest of the building would make it not appear as being too tall. Other than that he felt it was a really good plan.

Chairman Sahagun asked if the building was being expanded by 6,400 square feet, wouldn't more than the existing 38 parking spaces be needed. He has not been there during a function so he did not know if there was an overflow of parking into the street or if they need to consider for the future any additional parking. City Planner Diaz explained that staff determined that additional parking was not necessary because it is sized for the amount of people they get during the day to day activities. He also pointed out that there were 13 new parking spaces added for employees when the new Maintenance Building was constructed. Thus, the employees that used to park in the main lot would now park near the maintenance building leaving more space for the public in the main lot. Staff has been there a number of times during the day and there always seem to be available parking for the park users. Special events are a different thing and held only couple of times a year. During these events they close off most, if not all, of the parking lot and rely on street parking or walking visitors.

Chairman Sahagun stated he thought he has seen buses bring the kids in.

Commissioner Vodvarka stated that as long as the vendors do not infringe on the parking area, he saw no problem. He commented that a few times in the past when he was involved with the Kiwanis, the Kiwanis actually took over a parking space, and he felt vendors should move into the grassy area and stay off the parking lot when there is a function going on.

Jeffrey Veenema, representing Claremont Environmental Design Group, the project architect, commented that the applicant has an agreement with the adjacent church to use its parking lot during some of the bigger events. For safety reasons, they often

partition off the parking lot so they don't have conflicts between vehicles, pedestrians, and vendors. It's actually managed pretty well; he's been there personally for quite a few events over the past couple years and they do quite a good job of keeping people coming in and leaving and having plenty of spaces for people to park. They do bus a lot of children in for events geared towards kids. They had an event last month that had 1,500 kids, but they were all bused in and that was actually one of their largest events. The parking is well-sized for their day-to-day operations and for large events; so, it would be a shame to lose all of the landscaping for a large parking lot so they appreciate City Planner Diaz working with them on that. As far as the building is concerned, it is going to be a great demonstration piece. One of the reasons it is kind of broken up is so that you get more residential-scale elements within it, and it breaks up the overall façade so it doesn't appear quite as large in a residential neighborhood. They did use the larger chimney element as a counterpoint to the existing pyramid and that's one of the reasons he thought that it doesn't appear quite so large because it is actually a balancing element visually. The one thing that is missing, Phase 4, is the garden that will connect all of these things together. That will be coming before the Commission shortly and will connect all of these elements together into a comprehensive whole.

Chairman Sahagun commented he has periodically asked staff in the past about the lack of sidewalk improvements along the portion of Palo Verde Street that borders the catch basin. Are there any plans in the future to put sidewalk in on the far north side? He periodically sees people walking in this area because he lives very close to this site. He has seen mothers and students using that route and they walk in the street. Fortunately, it's not a heavily traveled street, but he does see them. Maybe some time in the near future if the budget allows, please keep it in the mind.

Eunice Ulloa, general manager of the Chino Basin Water Conservation District, acknowledged and noted Chairman Sahagun's comments.

Chairman Sahagun asked about the building in between the new Maintenance Building and the proposed new buildings, and if that is one of the other phases. Mr. Veenema asked if the building he was speaking of was in the demonstration garden. Chairman Sahagun replied yes. Mr. Veenema replied that it is an existing little amphitheater with seating that is going to be retained and refurbished and is part of Phase 4.

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

Commissioner Johnson moved to approve the Precise Plan of Design under Case No. 2010-23 for implementing Phases 3, 5, and 6 of the CBWCD Master Plan at 4594 San Bernardino Street, per the submitted plans, as described in the staff report, subject to the conditions of approval contained in Resolution 11-1741, seconded by Vice Chairman Flores, there being no opposition, the motion passed 5-0.

INFORMATION ITEMS

Vice Chairman Flores commented he went by the new Paradise Buffet and talked to one of the owners. They're doing really good, and it looks super fancy for a buffet; they're going all out and on target for what they planned for their opening, which is two to three weeks.

Commissioner Johnson asked her colleagues to send positive thoughts her way on Friday at 4:20 p.m., when she interviews for re-appointment to the Commission.

Chairman Sahagun asked if there was an ordinance limiting the time that a person working on a car can have the car up on jack stands. He has two in his neighborhood, both by the curb, and it causes him great concern. He has wanted to bring this up for a year or two. Director Lustro replied that there is not anything specific in the Code with respect to a stated amount of time that someone can be doing a repair; however, it's been staff's practice that if someone is working on their car and the scope of the work is such that they have to put it on jack stands, the expectation would be that when you are done working on it for the day, that it be returned back down to its wheels and tires for safety reasons. It should not be left on jack stands overnight or for two or three consecutive days. What he suggests is that if you observe a problem like that, call Code Enforcement.

Chairman Sahagun adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary