



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
Monday, June 25, 2012

COUNCIL CHAMBER
5111 Benito Street, Montclair, California 91763

CALL TO ORDER

Chair Johnson called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Present: Chair Johnson, Vice Chair Flores, Commissioners Sahagun and Vodvarka, Community Development Director Lustro, Assistant Planner Gutiérrez, and Deputy City Attorney Holdaway.

Excused: Commissioner Lenhert and City Planner Diaz

MINUTES

The minutes of the May 29, 2012 regular meeting were presented for approval. Vice Chair Flores moved, Commissioner Vodvarka seconded, and the minutes were approved 4-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2012-8
Project Address: 5688 Holt Boulevard, Unit B
Project Applicant: Senyan "Sam" and Jennifer Meng for Iglesia
Aliento de Vida (Church)
Project Planner: Silvia Gutiérrez, Assistant Planner
Request: Request for a Conditional Use Permit to allow
the establishment of a church use

Assistant Planner Gutiérrez reviewed the staff report.

Chair Johnson opened the public hearing.

Rev. Israel Moreno, 4438 Kennedy Street, Chino, thanked staff for its assistance in moving the application through the process. He said that he hopes to help make Montclair a better community through their services and teachings.

Hearing no other comments and no one else being present, Chair Johnson closed the public hearing.

Commissioner Sahagun stated that he is pleased with the proposed use.

Vice Chair Flores asked if the building currently has fire sprinklers. Assistant Planner Gutiérrez responded no, and also that the Fire Department is not requiring them for the new occupancy. Vice Chair Flores commented that more detail should have been provided on the site plan and that he has some concerns about an abandoned tree stump and the condition of the landscape planters along Benson Avenue.

Commissioner 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, seconded by Vice Chair Flores, there being no opposition to the motion, the motion passed 4-0.

Commissioner Vodvarka moved to approve a Conditional Use Permit under Case No. 2012-8, subject to making the required findings, and subject to the conditions as described in attached Resolution Number 12-1760, seconded by Chair Johnson, there being no opposition to the motion, the motion passed 4-0.

INFORMATION ITEMS

Commissioner Sahagun asked staff to notify Code Enforcement of a property in the 9600 block of Tudor Avenue that has inoperable vehicles and junk in the front yard. He

added that he has observed a number of lifted sidewalks in his neighborhood but realizes that the City has limited funding to repair them at this time.

Vice Chair Flores asked again about the deteriorated sandbags on the vacant property in the 9300 block of Central Avenue. Director Lustro responded that staff is aware of the problem but that the property owner has been difficult to work with and slow to respond. Tens of thousands of dollars in fines have been levied against the owner because of lack of maintenance on the property.

Vice Chair Flores asked about the status of the Metro Gold Line extension to Montclair. Director Lustro replied that the project timeline seems to keep getting pushed back, partially because of wrangling over funding. He will try to get a more complete update for the Commission at an upcoming meeting.

Vice Chair Flores asked if there was any update on The Paseos project. Director Lustro said that the developer was supposed to wrap up its construction funding about a week and a half ago and they were planning on mobilizing on site by the end of June. He will follow up with the developer to get an update.

Commissioner Vodvarka thanked Code Enforcement for recently dealing with a problem property in his neighborhood. He asked what could be done about properties on his block where there are tall weeds growing between the curb face and the asphalt. Director Lustro replied that it is typically not the homeowner's responsibility to address weeds growing in the street but that he will research this specific situation and refer it to the appropriate City department.

Chair Johnson adjourned the meeting at 7:31 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary