



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
Monday, September 24, 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

Commissioner Vodvarka 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, City Planner Diaz, Assistant Planner Gutiérrez, and Deputy City Attorney Holdaway.

MINUTES

The minutes of the September 10, 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 2012-13
Project Address: 9140 Monte Vista Avenue
Project Applicant: Handoko Family Trust
Project Planner: Michael Diaz, City Planner
Request: Precise Plan of Design for an outpatient medical clinic and a Variance for reduced parking

City Planner Diaz reviewed the staff report. The architect for the applicant was present to answer any questions.

Vice Chair Flores visited the site and questioned the location of the fences and whether a survey will be done. There is about 1½-foot jog from the good fence to the woven fence and it appears that the woven fence was there first.

Vice Chair Flores saw a 5' x 5' electrical box and asked when they do away with the box, will they take away all the underground wires that lead to it or do they just take the box away? City Planner Diaz replied that he did not know the answer to that but he imagined that if they have to move it, they have to properly cap off all the utility lines and then remove all of the evidence from at least the surface and move it to a new location. It is all part of the building process.

Chair Johnson opened the public hearing.

Chair Johnson asked if the architect would come to the podium to clarify a concern for her.

Kin Wa Yung, 6238 Camellia Avenue, Temple City, the architect for the project, identified himself. Chair Johnson asked if there was room for 22 patients to be treated simultaneously. Mr. Yung replied there are actually 28 stations. Chair Johnson commented that 28 is a lot of people to get dialysis at one time so, unfortunately, it's a booming business. Mr. Yung concurred. Chair Johnson stated in her experience she had only seen five or six patients at one time. She stated she understood the parking variance and, unlike other facilities where they go in and out every half hour, these patients will go in and stay for hours.

Commissioner Sahagun commented he understood that the Fire Department had already looked at the facilities for ingress/egress. He questioned the drive approaches. He commented that as he goes in and out of different businesses, it's common for him to go off the curb because of the width of the approaches. He questioned the width of the approaches and whether the Fire Department looked at that. City Planner Diaz replied that the Fire Department did look at that on the plans and, in fact, was very involved with this project. The driveways will be wide enough to accommodate two-way traffic in each driveway.

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

Chair Johnson moved that, based upon evidence submitted, the Planning Commission finds the current application for the proposed variance qualifies as a Class 3 exemption under Section 15303 of the California Environmental Quality Act (CEQA) Guidelines, which address the construction of new small structures less than 10,000 square feet in size, seconded by Vice Chair Flores, there being no opposition to the motion, the motion passed 4-0.

Commissioner Vodvarka moved to approve the Precise Plan of Design request under Case No. 2012-13 for the site plan, floor plans, elevations, colors, materials, and conceptual landscape plan associated with the proposed 8,500 square-foot building, parking, and associated on-site improvements per the submitted plans and as described in the staff report, subject to the conditions contained in Planning Commission Resolution No. 12-1766, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 4-0.

Commissioner Sahagun moved to grant the Variance request under Case No. 2012-13 to allow a two-space reduction in the overall amount of required on-site parking spaces provided for the subject project, as described in the staff report and subject to the findings and conditions in Planning Commission Resolution No. 12-1767, seconded by Vice Chair Flores, there being no opposition to the motion, the motion passed 4-0.

INFORMATION ITEMS

Director Lustro reminded the Commission that Montclair Day at the Fair is Wednesday, September 26, and there are deeply discounted tickets available at the Human Services Division until Wednesday. We are hoping for a tolerable weather day and it should be fun as usual.

Commissioner Sahagun read that a young male skateboarder was killed within the City and wanted to remind everyone about wearing helmets. Director Lustro commented that from the information from the Police Department, the accident involving the skateboarder occurred on Benson Avenue, just south of Moreno Street, about 2:00 to 2:30 a.m. The report was that the skateboarder was southbound on Benson and cut across the street in front of a vehicle and the driver did not have time to react.

Vice Chair Flores spoke with the superintendent at The Paseos project and he said the figures he had for shrinkage did not occur and now they have twice as much dirt as they expected. He was concerned about the transporting of excess fill off the site and onto City streets, so staff should keep an eye on the project.

Chair Johnson adjourned the meeting at 7:23 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary