



MONTCLAIR

CITY OF MONTCLAIR  
PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS  
5111 Benito Street, Montclair, California 91763

REGULAR ADJOURNED MEETING  
Monday, January 28, 2013  
7:00 p.m.

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*It is respectfully requested that you please silence your cell phones and other electronic devices while the meeting is in session. Thank you.*

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**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chair Tenice Johnson, Vice Chair Luis Flores, Commissioner Sergio Sahagun, and Commissioner Don Vodvarka

**4. APPROVAL OF MINUTES**

The minutes of the January 14, 2013 Planning Commission meeting are presented for consideration.

**5. ORAL AND WRITTEN COMMUNICATIONS ON NON-AGENDA ITEMS**

The public is invited to address the Planning Commission regarding any items that are not on the agenda. Comments should be limited to matters under the jurisdiction of the Planning Commission. It is respectfully requested that speakers limit their comments to no more than three minutes in length.

Any person wishing to address the Planning Commission on an agenda or non-agenda item should complete a speaker's card and submit it to the City Planner. Speaker's cards are available at the entrance to the Council Chambers.

## **6. AGENDA ITEMS**

- a. CASE NUMBER 2012-19
  - Project Address: 10131 Geneva Avenue
  - Project Applicant: Ismael and Margaret Acosta
  - Project Planner: Michael Diaz, City Planner
  - Request: Precise Plan of Design for a second story addition
  
- b. General Plan Consistency Report for Capital Improvement Program (CIP) for Fiscal Year 2013-2014

## **7. INFORMATION ITEMS**

Although the Planning Commission is prohibited from taking action on or discussing items not on the posted agenda, a member of the Planning Commission may ask for information, request a report back or to place a matter of business on the agenda for a subsequent meeting, ask a question for clarification, make a brief announcement, or briefly report on his or her own activities, provided the foregoing are related to, or within the jurisdiction of, the Planning Commission.

## **8. PUBLIC INSPECTION OF MATERIALS**

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Planning Division counter during normal business hours.

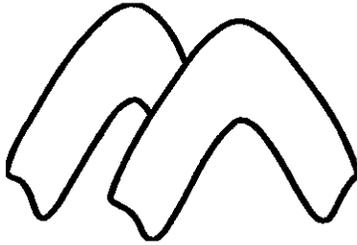
## **9. ADJOURNMENT**

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of January 28, 2013 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California.

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### **CERTIFICATION OF AGENDA POSTING**

I, Laura Berke, Administrative Secretary for the City of Montclair, hereby certify that a copy of this agenda was posted on the bulletin board adjacent to the north door of Montclair City Hall on January 24, 2013.



**CITY OF MONTCLAIR  
PLANNING COMMISSION**

**MEETING DATE: 01/28/13**

**AGENDA ITEM 6.a**

**Case No.: 2012-19**

**Application:** A Precise Plan of Design for a 924 square foot second floor addition and 66 square foot new front porch to an existing single story residence.

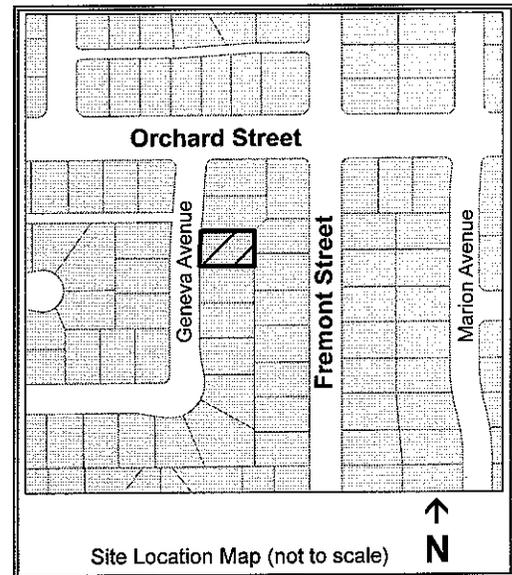
**Project Address:** 10131 Geneva Avenue

**Property Owner:** Ismael and Margaret Acosta

**General Plan:** Low Density Residential (3-7 Units/Acre)

**Zoning:** R-1 (Single-Family Residential)

**Assessor Parcel No.:** 1010-334-11



**ADJACENT LAND USE DESIGNATIONS AND USES**

	<b>General Plan</b>	<b>Zoning</b>	<b>Property Use</b>
<b>Site</b>	Low Density Residential (3-7 units/acre)	R-1 (Single-Family Residential)	Single-Family Residential
<b>North</b>	Low Density Residential (3-7 units/acre)	R-1 (Single-Family Residential)	Single-Family Residential
<b>East</b>	Low Density Residential (3-7 units/acre)	R-1 (Single-Family Residential)	Single-Family Residential
<b>South</b>	Low Density Residential (3-7 units/acre)	R-1 (Single-Family Residential)	Single-Family Residential
<b>West</b>	Low Density Residential (3-7 units/acre)	R-1 (Single-Family Residential)	Single-Family Residential

## Report on Item Number 6.a

### CASE NUMBER 2012-19

APPLICATION TYPE(S)	Precise Plan of Design
NAME OF APPLICANT	Ismael & Margaret Acosta
LOCATION OF PROPERTY	10131 Geneva Avenue
GENERAL PLAN DESIGNATION	Low Density Residential (3-7 units/acre)
ZONING DESIGNATION	R-1 (Single-Family Residential)
EXISTING LAND USE	Single Family Residence
ENVIRONMENTAL DETERMINATION	Categorical Exemption - Section 15301 (Existing Facilities)
PROJECT COORDINATOR	Michael Diaz

### Project Proposal

The applicant is requesting approval of a Precise Plan of Design (PPD) to allow the addition of a second floor to an existing single-story residence, and a 66 square-foot addition to add a new front porch. The new second floor will be approximately 924 square feet in size and includes three (3) new bedrooms, two (2) bathrooms and a family room. One of the existing bedrooms on the first floor would be converted into a study. Overall size for the home after the addition would be approximately 2,340 square feet.

The new second floor addition would be built directly above the existing structure and would not affect any existing setbacks. The rear side of the second floor addition would be approximately 31'-6" from the rear property line. Building height to the top of the new second floor addition is proposed at 27'-2" as measured to the ridge of the second floor roof, which is below the maximum 35-foot building height limit for the zoning district.

Both the addition and existing residence are proposed to be tied together architecturally by means of matching windows, new roof material, new horizontal siding, and a cultured stone veneer at the front of the house. A copy of the proposed site plan, floor plans and elevations are included in the Commission packets.

### Background

- The subject property is approximately 7,700 square feet in area and located in the R-1 (Single-Family Residential) zoning district.
- The property is currently developed with a 1,416 square-foot single-story home with an attached 2-car garage. The subject home is modest in appearance and does not appear to have changed significantly since it was built in 1961.

### **Planning Division Comments**

Overall, staff finds the proposed second floor addition to be well designed and consistent with the general development standards applicable to residential development within the R-1 zoning district. Because the second floor addition would be built over the existing footprint of the house, the required side yard setbacks of the zoning district would be maintained at five (5) feet on the north side and 12 feet on the south. At a distance of 31 feet from the rear yard property line, the second floor addition would also comply with the required minimum 20-foot rear yard setback standard for two-story development. Lot coverage is calculated at approximately 25 percent (1,923 square feet), which is well below the 35 percent (2,695 square feet) maximum allowable lot coverage for this property. Finally, at 27'-2" in height, the project conforms to Section 11.18.040.A. of the Municipal Code, which limits two-story residential structures to a maximum height of 35 feet.

The proposed home is within a neighborhood made up of modest homes, nearly all of which are single-story. Only one two-story home exists in the immediate area, but it is not immediately visible as it is located around the corner at the end of a cul-de-sac. The architectural design for the proposed project represents a significant change to the appearance of the home but staff finds the new look to be appropriate and complementary to the neighborhood. Staff appreciates the applicants and their architect for working with staff to achieve the proposed design.

The scale and proportion of the second floor addition on the existing home is appropriate and would not overwhelm the site or its immediate neighborhood. Moreover, the remodeled home is in keeping with the overall feel of the neighborhood and does not represent an overdone or contrived architectural style that stands at odds with its neighbors. The exterior materials are appropriate and will be long lasting if installed and finished appropriately.

Further, since the existing home is setback on the property and the second floor addition is placed at the rear of the existing house, it will not dominate the street or unnecessarily crowd onto adjacent properties. Second floor windows are limited in number to minimize visual intrusion to adjacent properties, but also placed/sized to provide visual interest to each building elevation and meet minimum building code requirements for light and ventilation.

### **Public Comment from Adjoining Property Owners**

This item does not require an advertised public hearing. As a courtesy, notices of this meeting were sent on January 17, 2013 to property owners adjacent to the subject property. At the time this report was prepared, no comments or inquiries had been received by staff regarding this proposal.

## Environmental Assessment

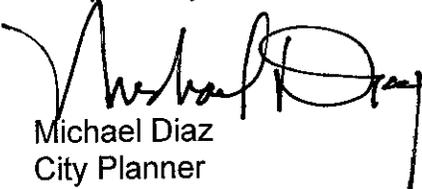
The project is deemed to be Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which applies to additions to existing structures under 10,000 square feet in size when the project is an area where all public services and facilities exist, and the area in which the project is located is not deemed to be environmentally sensitive. The project qualifies because it is an addition to an existing home in an area that is fully developed with residential properties and uses.

## Planning Division Recommendation

Staff recommends the Planning Commission take the following actions to approve the proposed 924 square-foot second-floor addition to the existing single story addition at 10131 Geneva Avenue:

- A. Move that, based upon evidence submitted, the Planning Commission finds the current application for the proposed second floor addition qualifies as a Class 1 exemption under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which applies to additions to existing structures under 10,000 square feet in size when the project is in an area where all public services and facilities exist, and the area in which the project is located is not deemed to be environmentally sensitive.
- B. Move to approve the Precise Plan of Design request under Case No. 2012-19 for the site plan, floor plans, elevations, and colors and materials associated with the proposed 924 square-foot second floor addition and 66 square-foot ground level addition of a new front porch per the submitted plans and as described in the staff report, subject to the conditions contained in Planning Commission Resolution No. 13-1772.

Respectfully Submitted,



Michael Diaz  
City Planner

MD/lb

Attachments: Draft Resolution No. 13-1772 for Precise Plan of Design

c: Ismael E. and Margaret Acosta, property owners  
Amit Dembsky, Architech Design Group, 5699 Kanan Road #133, Agoura Hills, CA 91301

Z:\COMMDEV\MD\CASES\2012-19 - 10131 GENEVA SECOND STORY\2012-19PC1RPT

**RESOLUTION NUMBER 13-1772**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF MONTCLAIR APPROVING A  
PRECISE PLAN OF DESIGN UNDER CASE  
NUMBER 2012-19 FOR A SECOND FLOOR  
ADDITION TO AN EXISTING SINGLE-STORY  
RESIDENCE AT 10131 GENEVA AVENUE  
(APN 1010-334-11).**

A. Recitals.

**WHEREAS**, on December 12, 2012, an application for a Precise Plan of Design (PPD) was submitted by Ismael and Margaret Acosta, property owners, for a proposed second floor addition to an existing single-story residence at the subject location; and,

**WHEREAS**, the application applies to property located at 10131 Geneva Avenue; and,

**WHEREAS**, the subject property is approximately 7,700 square feet (0.17 acres) in area; and

**WHEREAS**, the property is currently developed with a single-story residence approximately 1,416 square feet in size and attached 2-car garage; and

**WHEREAS**, the proposed project involves a second floor addition of approximately 924 square feet and a new, 66 square-foot front porch on the ground floor; and

**WHEREAS**, the proposed second floor addition would contain 3 bedrooms, 2 bathrooms, and a family room; and

**WHEREAS**, the Planning Commission has reviewed the Planning Division's determination that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the State CEQA Guidelines, and based on its own independent judgment, concurs with staff's determination of said exemption and finding of no significant effect on the environment; and

**WHEREAS**, on January 28, 2013, commencing at 7:00 p.m. in the Council Chamber at Montclair City Hall, the Planning Commission conducted a meeting at which time all persons wishing to testify in connection with said project were heard and said proposal was fully studied.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Montclair as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon the substantial evidence presented to this Commission during the above-referenced hearing on January 28, 2013, including written and oral staff reports together with public testimony, this Commission hereby finds the proposal to be consistent with the overall objectives of the City of Montclair General Plan, Montclair Municipal Code, and good planning principles, and approves the application subject to each and every condition set forth below.

Planning

1. This Precise Plan of Design (PPD) approval is for the construction of a 924 square-foot second floor addition and a 66 square-foot front porch at 10131 Geneva Avenue, as described in the staff report and depicted on approved plans.
2. PPD approval shall be valid for a period of one year and shall automatically expire on the anniversary date of Planning Commission approval unless the applicant is diligently pursuing building plan check and building permits to allow eventual construction of the project. The applicant and/or property owner shall be responsible to apply for a time extension at least 30 days prior to the approval's expiration date. No further notice from the City will be given regarding the project's PPD expiration date.
3. No changes to the approved set of plans, including the exterior design and materials/finishes, shall be permitted without prior City review and approval. Any modification, intensification, or expansion of the use and design plan beyond that which is specifically approved with this PPD shall require review and approval by the Planning Commission.
4. Approval of this PPD shall not waive compliance with any applicable regulations as set forth by the California Building Code and/or City Ordinances, the San Bernardino County Health Department, or the State of California.
5. Within five (5) days of approval by the Planning Commission, the applicant shall submit a check to the Montclair Planning Division in the amount of \$50, made payable to the "Clerk of the Board of Supervisors," to cover the County administrative fee for filing a Notice of Exemption (NOE) as required by the California Environmental Quality Act (CEQA).

6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution, including all conditions of approval, be reproduced on the first page of the construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
8. No exterior surface-mounted or exposed conduit, electrical lines, or plumbing pipe(s) shall be allowed. Electrical switchgear, meters, etc. shall be screened or housed in an enclosure, to the extent allowed by the utilities.
9. All decorative exterior lighting shall incorporate illumination sources of an appropriate wattage so as to not create any nuisance glare to the adjacent parking areas, private roadways, public rights-of-way, or neighboring properties. Should the applicant desire to install any building-mounted wide area lighting, it shall consist of fixtures set at 90 degrees to the building wall and incorporating full cut-off lenses so as to direct illumination down to the surface to be illuminated. All soffit lighting installed within the building shall be flush-mounted.
10. All roof-mounted equipment, satellite dish antennas, and other similar apparatus shall be completely screened from public view in a manner that is incorporated into the architectural design of the building to the satisfaction of the City Planner.
11. All on-site ground-mounted mechanical equipment, including, but not limited to, utility meters, air conditioners, condenser units, and repair equipment shall be located within the building or screened in a manner that is compatible with the architectural design of the building to the satisfaction of the City Planner.
12. The applicant and/or property owner shall continuously maintain in good repair and appearance all building exteriors, walls, exterior lighting, drainage facilities, driveways, and parking areas, landscaping, etc.
13. To ensure compliance with the provisions of this Planning Commission approval, a final inspection is required from the Planning Division when work has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
14. The applicant shall agree to defend, at its sole expense, any action brought against the City, its agents, officers, or employees because of the issuance of this approval; or in the alternative, to relinquish such approval. The

applicant shall reimburse the City, its agents, officers, or employees for any court costs and attorney fees that the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve applicant of its obligations under this condition.

Building

15. Submit four complete sets of plans, including the following:
  - a. Site/Plot Plan;
  - b. Floor Plan;
  - c. Electrical plans, including the size of the main switch, number and size of service entrance conductors, panel schedules, and single line diagrams;
  - d. Plumbing plans, including isometrics, underground diagrams, water and waste diagram, fixture units, gas piping, and heating and air conditioning;
  - e. An existing plan of the building, including all walls to be demolished; and
  - f. Waste recycling plan, recycling 50% of all construction debris.
16. Submit two sets of structural calculations, if required, and two sets energy conservation calculations.
17. Architect's/Engineer's stamp and "wet" signature are required prior to plan check approval.
18. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number. The applicant shall comply with the latest adopted California Building Code, and other applicable codes, ordinances and regulations in effect at the time of permit application. These applicable codes shall be indicated on the first page of submitted plans.
19. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.
20. Separate permits are required for fencing and/or walls.
21. All new or relocated utility services to the project shall be installed underground.

22. Construction activity shall only be permitted from the hours of 7:00 a.m. to 8:00 p.m. daily.
23. Prior to issuance of building permits for major addition, the applicant shall pay development fees at the established rate. Such fees may include, but are not limited to: Permit and Plan Check Fees and School Fees. All required school fees shall be paid directly to the Ontario-Montclair School District and the Chaffey Joint Union High School District. Applicant shall provide a copy of the school fees receipt to the Building and Safety Division prior to permit issuance.
24. All construction work carried out under the review of the Building Division shall be of good quality. The Building Official shall have the authority to enforce the installation of work that is straight, level, plumb, square, etc., as the situation requires. All work shall be well fit and of a durable nature. Paint and stucco in all cases shall not be below standard for the use applied.
25. Prior to the issuance of a Certificate of Occupancy or final of the building permit, the applicant shall:
  - a. Submit to the Building Division electronic images of all plans and records which were submitted for the purpose of obtaining a building permit. Electronic images shall comply with the City's Electronic Archiving Policy.
  - b. Complete all required on- and off-site improvements.

Fire

26. The proposed residential structure(s) shall require an approved automatic fire sprinkler system. The system shall conform to all local and national standards. Three (3) complete sets of the sprinkler system plans shall be submitted directly to the Fire Marshal's Office for approval prior to installation of the system in commercial structures.
27. Issuance of a Certificate of Occupancy by the Building Official shall be contingent upon Fire Department inspection and approval of all conditions.
28. All Montclair Fire Department fees are due prior to any permit issuance.

The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 28TH DAY OF JANUARY, 2013.

PLANNING COMMISSION OF THE CITY OF MONTCLAIR, CALIFORNIA

By: \_\_\_\_\_  
Tenice Johnson, Chair

ATTEST: \_\_\_\_\_  
Steve Lustro, Secretary

I, Steve Lustro, Secretary of the Planning Commission of the City of Montclair, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Montclair, at a regular meeting of the Planning Commission conducted on the 28th day of January, 2013, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Z:\COMMDEV\MDIAZ\CASES\2012-19 PC RESOLUTION

- Community Center Restroom Project - This project will convert Room A of the Community Center into men's and women's restrooms and retrofit existing doors to meet ADA requirements.

Public Facilities and Utilities Element

PF-1.0.0 – To provide adequate public facilities to the community that are safe, efficient, attractive, reliable and always available.

- Bridge Inspection/Bridge Repair-Grant Assistance - This project will perform additional bridge inspections and seek funds for bridge repair/rehabilitation/reconstruction for the Central Avenue bridge over the Union Pacific Railroad tracks. (This project was previously identified as Project No.1-02-1.)

Circulation Element

CE-1.0.0 – To provide residents and visitors to the City of Montclair a circulation network which provides for safe and efficient travel within and through the community.

Public Facilities and Utilities Element

PF-1.0.0 – To provide adequate public facilities to the community that are safe, efficient, attractive, reliable and always available.

Safety Element

SE-1.1.2 – Develop public works projects designed to protect the public from geological hazards.

- Recreation Building Facility Upgrades - This project will renovate existing restroom and shower facilities, weight room, and racquetball courts in order to make them fully disabled-accessible and bring them into compliance with the Americans with Disabilities Act.

Public Facilities and Utilities Element

PF-1.0.0 – To provide adequate public facilities to the community that are safe, efficient, attractive, reliable and always available.

**Public Notice**

Public notification was achieved by posting the agenda at least 72 hours prior to the meeting, with this agenda item being listed.

## **Environmental Assessment**

The CIP program is not considered a "project" under the California Environmental Quality Act (CEQA) and is, therefore, not subject to CEQA review. However, the potential environmental impacts associated with each project identified in the 2013-14 CIP will be assessed in specific environmental documents prepared for each individual project at the time of implementation.

## **Planning Division Recommendation**

Staff recommends that the Planning Commission find the Capital Improvement Program for Fiscal Year 2013-14 to be in conformance with the Montclair General Plan (1999), and move to adopt Resolution No. 13-1773 affirming that the City of Montclair Capital Improvement Program (CIP) for Fiscal Year 2013-14 is consistent with the General Plan, as recommended therein.

Respectfully Submitted,



Michael Diaz  
City Planner

MD/lb

Attachments: Resolution No. 13-1773

c: Michael Hudson, City Engineer  
Don Parker, Finance Director

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## RESOLUTION NUMBER 13-1773

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR FINDING THAT THE PROJECTS CONTAINED IN THE CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2013-14 ARE CONSISTENT WITH THE MONTCLAIR GENERAL PLAN (1999)

#### A. Recitals.

**WHEREAS**, the Capital Improvement Program (CIP) for the City of Montclair is a proposed schedule of expenditures to build and maintain public infrastructure throughout the City. As such, the CIP is a vital piece of the City's Annual Operating Budget as it dictates major capital expenditures obligated in any given year; and

**WHEREAS**, the proposed CIP for Fiscal Year 2013-14 was prepared by the City of Montclair Engineering Division in consultation with other City departments and the City Council's Public Works Committee; and

**WHEREAS**, the CIP identifies projects that reflect the desires of the community as well as projects that serve operational and maintenance needs. Projects are funded from a variety of sources, including Development Impact Fees, Measure I, Gas Tax, and miscellaneous grants; and

**WHEREAS**, California law, pursuant to Government Code Section 65401, requires that the City's Capital Improvement Program conform to the City's adopted General Plan, and that the Planning Commission is the hearing body charged with the responsibility of making that determination; and

**WHEREAS**, each year the Planning Commission must review all capital projects that will be planned, initiated or constructed during the ensuing fiscal year for conformity with the General Plan; and

**WHEREAS**, the nine (9) projects proposed for the 2013-14 CIP are summarized in the staff report prepared for this item with an identified goal and/or policy from the applicable elements of the Montclair General Plan (1999); and

**WHEREAS**, on January 28, 2013, commencing at 7:00 p.m. in the Council Chamber at Montclair City Hall, the Planning Commission conducted a meeting at which time all persons wishing to testify in connection with said project were heard and said proposal was fully studied; and

**WHEREAS**, the Planning Commission's determination that the proposed 2013-14 CIP program is consistent with the General Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)

since it can be deemed certain that there is no possibility that the determination of General Plan consistency will have a significant effect on the environment; and

**WHEREAS**, each project within the 2013-14 CIP must undergo separate environmental review and determination before each project is implemented.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Montclair as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon the substantial evidence presented to this Commission during the above-referenced hearing on January 28, 2013, including written and oral staff reports together with public testimony, this Commission hereby finds and determines the proposed 2013-14 CIP to be consistent with the overall objectives of the City of Montclair General Plan (1999), and the proposed CIP will advance the attainment of these goals and policies for the benefit of the residents of the City of Montclair.

The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 28TH DAY OF JANUARY, 2013.

PLANNING COMMISSION OF THE CITY OF MONTCLAIR, CALIFORNIA

By: \_\_\_\_\_  
Tenice Johnson, Chair

ATTEST: \_\_\_\_\_  
Steve Lustro, Secretary

I, Steve Lustro, Secretary of the Planning Commission of the City of Montclair, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Montclair, at a regular meeting of the Planning Commission conducted on the 28th day of January, 2013, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

## **Report on Item Number 6.b**

### **GENERAL PLAN CONSISTENCY REPORT FOR CAPITAL IMPROVEMENT PROGRAM (CIP) FISCAL YEAR 2013-14**

#### **Background**

The Capital Improvement Program (CIP) is a proposed schedule of expenditures to build and maintain public infrastructure throughout the City. As such, the CIP is a vital piece of the City's Annual Operating Budget as it dictates major capital expenditures obligated in any given year. The proposed CIP for 2013-14 has been prepared by the City of Montclair Engineering Division in consultation with other City departments and the City Council's Public Works Committee. The CIP identifies projects that reflect the desires of the community as well as projects that serve operational and maintenance needs. Projects are funded from a variety of sources, including Development Impact Fees, Measure I, Gas Tax, and miscellaneous grants.

California law, pursuant to Government Code Section 65401, requires that the City's CIP conform to the City's adopted General Plan (1999). The Planning Commission is the hearing body charged with the responsibility of making that determination.

#### **Project Description and General Plan Consistency**

Nine (9) CIP projects are proposed for Fiscal Year 2013-14. These projects have been generally categorized by type of project improvements (Street, Storm Drain, Buildings/Facilities, or other infrastructure) and evaluated accordingly with respect to the General Plan goal and/or policy that staff believes pertains to each project.

In reviewing the City's General Plan document, staff found that most CIP projects are supported by a specific General Plan goal or policy. Although in a couple of cases there was no specific policy stated; staff was able to identify other policies that are broad enough to adequately encompass the general intent of the project and thereby ensure consistency with certain General Plan goals and policies.

The projects proposed for the 2013-14 CIP are summarized below along with an identified goal and/or policy from the various elements of Montclair General Plan (1999):

- Ramona Avenue Street Rehabilitation Project - This project will replace damaged curb, gutter and sidewalk; resurface Ramona Avenue; and restore irrigation and landscaping within the street right-of-way. Project limits are between Mission Boulevard and Phillips Boulevard.

Circulation Element

CE-1.1.0 – To promote a circulation and transportation system, including freeways, all classes of streets, accommodations for public mass transportation and pedestrian walkways, and bicycle routes that will serve traffic needs efficiently and safely, and be attractive in appearance.

CE-1.1.7 – Continue promotion of the construction of sidewalks in residential areas to provide safe circulation.

Community Design Element

CD-1.1.11 – To encourage the design of road and street improvements that protects or enhances the scenic values along the City's roadsides.

- Sewer Reconstruction at Ramona Avenue and Howard Street - This project will remove and reconstruct several feet of an existing sewer line in the Howard Street/Ramona Avenue intersection east of Manhole No. Q7.

Public Facilities and Utilities Element

PU-1.1.0 – To coordinate the location, size, and type of public services, including water, electricity, telephone, sewers, and gas with the land use element they are intended to serve.

Conservation Element

CO-1.1.8 – Maintain wastewater testing and stormwater runoff programs, consistent with federal, State, County and regional programs.

- Montclair Police Department Fueling Upgrades - Modify existing fuel dispensing equipment at the Police Department facility to meet local and federal regulations; obtain County Fire permits; and prepare a Spill Prevention and Control and Countermeasure Plan (SPCC).

Safety Element

SE-5.1.0 – Prevent injury and environmental contamination due to uncontrolled release of hazardous materials.

SE-6.2.3 – Prepare and protect critical facilities to ensure their continued operation following any disaster.

- Northwest Montclair Street Rehabilitation Project - This project will resurface residential streets within an area generally bounded by San Bernardino Street, Mills Avenue, Arrow Highway, and San Antonio Channel.

Circulation Element

CE-1.1.0 – To promote a circulation and transportation system, including freeways, all classes of streets, accommodations for public mass transportation and pedestrian walkways, and bicycle routes that will serve traffic needs efficiently and safely, and be attractive in appearance.

Community Design Element

CD-1.1.11 – To encourage the design of road and street improvements that protects or enhances the scenic values along the City's roadsides.

- Monte Vista Avenue/Union Pacific Grade Separation Project - This project will construct a bridge over the Union Pacific Railroad tracks at Monte Vista Avenue. Project was to be funded 100% by the state, but due to state funding issues, construction will use Measure I and federal funds.

Circulation Element

CE-1.1.11 – Establish and review improvement priorities for dealing with problem intersections and traffic-impacted circulation.

CE-1.1.12 – Establish and review priorities for grade separations at roadway and railroad crossings. Sources of funding should be explored.

- Monte Vista Avenue Widening Project - This project will widen northbound Monte Vista Avenue from one lane to two lanes between Howard Street and Mission Boulevard. Project is partially funded with a State-Local Partnership Program grant through the state.

Circulation Element

CE-1.1.0 – To promote a circulation and transportation system, including freeways, all classes of streets, accommodations for public mass transportation and pedestrian walkways, and bicycle routes that will serve traffic needs efficiently and safely, and be attractive in appearance.

CE-1.1.7 – Continue promotion of the construction of sidewalks in residential areas to provide safe circulation.