



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
Monday, January 28, 2013

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, City Planner Diaz, Deputy City Attorney Holdaway, City Engineer Hudson, Building Official Westerlin.

Excused: Assistant Planner Gutiérrez.

MINUTES

The minutes of the January 14, 2013 regular meeting were presented for approval. Commissioner Sahagun moved, Vice Chair Flores seconded, and the minutes were approved 4-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

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

City Planner Diaz reviewed the staff report.

Vice Chair Flores asked if the drainage would be checked by the City inspector. City Planner Diaz replied that the Building Division will review that aspect of the plans during the plan check process. Vice Chair Flores asked if there would be a foundation check to determine whether the existing foundation can support the addition. Building Official Westerlin responded that staff will be reviewing the structural plans to determine the adequacy of the existing footings.

Hearing no other comments and no one else being present to speak to the item, Chair Johnson entertained action on the item.

Commissioner Sahagun moved that, based upon evidence submitted, the Planning Commission finds the 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, Vice Chair Flores seconded, 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. 2012-19 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, Vice Chair Flores seconded, there being no opposition to the motion, the motion passed 4-0.

- b. General Plan Consistency Report for Capital Improvement Program (CIP) for Fiscal Year 2013-2014

City Planner Diaz reviewed the staff report.

Commissioner Vodvarka said that he had heard something about Monte Vista Avenue being widened between Mission Boulevard and the freeway and that properties would be acquired for that. City Engineer Hudson responded that one of the projects listed in the 2013-14 Capital Improvement Program is the widening of Monte Vista Avenue between Mission Boulevard and Howard Street.

Chair Johnson asked about the fueling upgrades at the Police Department and what that involved. City Engineer Hudson explained that a consultant recently inspected the existing fueling system and recommended some changes. For example, the tanks are currently filled from the top, requiring a person to climb a ladder to refill the tanks. One of the recommendations is to install filler devices closer to ground level eliminating the need to climb a ladder. He added that another recommendation that will be implemented involves the modification of the venting system.

City Engineer Hudson added that many of the projects listed in the CIP are already designed, with one already underway, but he wanted to make sure they were listed in the CIP.

INFORMATION ITEMS

Commissioner Sahagun brought up a concern about limited sight distance at an intersection. City Engineer Hudson replied that he would conduct a site visit to determine whether the installation of signs or other devices would increase safety.

Vice Chair Flores asked about the possibility of closing certain alleys to help deter crime. City Engineer Hudson responded that public alleys cannot just be closed; they are dedicated rights-of-way like streets that need to be maintained open for use by the public.

Commissioner Vodvarka inquired about the difference between a public and private alley. City Engineer Hudson explained that a public alley is typically dedicated through the subdivision of land for public purposes, such as to provide vehicular access and a location where public utilities can be located, such as sewer and water lines, and dry utilities such as electricity and natural gas.

Vice Chair Flores commented on how the community building at The Paseos is looking.

Vice Chair Flores said that he had heard the recent news report about how City of Los Angeles Council Member Bill Rosendahl supports the idea of a Metrolink connection to LA/Ontario International Airport.

Chair Johnson asked staff to advise Code Enforcement that a discarded big screen television has been sitting outside a residence at Orchard Street and Marion Avenue for an extended period of time. Director Lustro said that he would notify staff on Tuesday morning.

Chair Johnson adjourned the meeting at 7:28 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary