



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
Monday, May 13, 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, Assistant Planner Gutiérrez and Deputy City Attorney Holdaway

MINUTES

The minutes of the April 22, 2013 regular meeting were presented for approval. Commissioner Vodvarka moved, Vice Chair Flores seconded, and the minutes were approved 4-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING – CASE NUMBER 2013-10
Project Address: 4737 Holt Boulevard
Project Applicant: Montclair Business Park, LLC
Project Planner: Silvia Gutiérrez, Assistant Planner
Request: Conditional Use Permit to establish a retail thrift store

Assistant Planner Gutiérrez reviewed the staff report.

Chair Johnson opened the public hearing.

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

Vice Chair Flores wanted to make sure the applicant provides ample lighting and enough parking. He really liked the condition requiring the property to be brought up to Code before the Commission approves the project.

Commissioner Sahagun asked how many thrift stores are in the City and how many were in the Holt Boulevard area. Assistant Planner Gutiérrez replied there are four thrift stores currently operating in the City.

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, seconded by Commissioner Vodvarka, there being no opposition, the motion passed 4-0.

Vice Chair Flores moved to approve Case No. 2013-10, subject to making the required findings and subject to the conditions in attached Resolution Number 13-1777, seconded by Chair Johnson, there being no opposition to the motion, the motion passed 4-0.

- b. CASE NUMBER 2013-9
Project Address: 5391, 5399, 5427, 5445 and
5467 Moreno Street
Project Applicant: GSMS 2005-GG4 Moreno L.P. Trust
Project Planner: Silvia Gutiérrez, Assistant Planner
Request: Multi-Tenant Sign Program Amendment

Assistant Planner Gutiérrez stated that staff was asking that this item be continued to allow staff to work with the applicant to present a comprehensive amendment that provides appropriate exhibits to specifically illustrate the criteria for allowing a

secondary line of copy. Staff feels that would be the most appropriate course of action so that it is clear for the Commission and sets a standard for future tenants of the center. An important consideration for the sign program amendment is that it serves as an illustrative example of what the City would approve. Staff did not want to look at the signs for a single tenant space "in a vacuum;" it needs to be looked at from a comprehensive and aesthetic standpoint. To provide an opportunity for the applicant to develop a comprehensive sign program amendment, staff is recommending a continuance of this item to a date uncertain.

Chair Johnson opened the public hearing.

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

Commissioner Sahagun agreed with staff in setting a precedent for future sign programs to make them all conforming.

Vice Chair Flores moved to continue Case No. 2013-9 to a future date "to be determined," seconded by Commissioner Sahagun, there being no opposition, the motion passed 4-0.

INFORMATION ITEMS

Director Lustro commented that staff has been particularly busy with some new project applications. In the next month or so, the Commission will be seeing a proposal for an approximately 40,000 square-foot office building on Holt Boulevard immediately west of Bowlium, and also a proposal for a 100,000 square-foot industrial building on Arrow Highway, just east of Central Avenue, on a vacant 5-acre site on the north side of the street. Staff has been putting in a lot of time working on both projects with the applicants to try to get them to a point where it can be brought to the Commission.

Director Lustro reminded the Commission that, as is typical every year, the second meeting of May will be cancelled because staff will be attending the International Council of Shopping Centers Conference next week, which would normally be an agenda week. The next Planning Commission meeting is scheduled for June 10.

Commissioner Sahagun reminded everyone about Chief Jones' retirement luncheon on May 30.

Commissioner Sahagun commented he called Code Enforcement regarding a property in the 9500 block of Helena Avenue. He realizes that Code Enforcement has been working on this property, but he wanted staff to keep an eye on him.

Vice Chair Flores commented about one-third of the plants on the eastbound I-10 on-ramp at Central Avenue are completely dry and could be a fire hazard. Between that and the construction staging yard, it is looking sad.

Commissioner Vodvarka commended staff on all the work they have been doing and informed everyone that his 85th birthday is next week.

Chair Johnson adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Laura Berke
Recording Secretary