



CITY OF MONTCLAIR  
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING  
Monday, October 28, 2013

COUNCIL CHAMBER  
5111 Benito Street, Montclair, California 91763

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**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Commissioner Sahagun led those present in the salute to the flag.

**ROLL CALL**

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

Excused: Associate Planner Gutiérrez

**MINUTES**

The minutes of the September 9, 2013 regular meeting were presented for approval. Vice Chair Flores moved, Commissioner Sahagun seconded, and the minutes were approved 5-0.

## ORAL AND WRITTEN COMMUNICATIONS

None.

## AGENDA ITEMS

- a. CASE NUMBER 2013-23
  - Project Address: 5150 Moreno Street
  - Project Applicant: 5060 Montclair Plaza Lane Holdings, LLC for Gold's Gym
  - Project Planner: Michael Diaz, City Planner
  - Request: Precise Plan of Design for exterior renovations
  - CEQA Assessment: Categorically Exempt (Section 15301)

City Planner Diaz reviewed the staff report.

Commissioner Sahagun asked about the architectural design of this project and the existing buildings such as the 99¢ Only store and Target. Is there a theme or are they each different? City Planner Diaz replied there are actually two separate centers which abut each other, but that the most notable development occurred in the eastern portion where Target is. He was hopeful that Gold's Gym will spur continued improvements to the remainder of the center, which is much needed. He also indicated that it is not the intent to have Gold's Gym match Target, but that the improvements be complementary to one another.

Commissioner Sahagun asked about the parking lot because he noticed a lot of markings that looked like demolition markings on the parking area. Commissioner Sahagun asked if they would be re-striping the parking area. Community Development Director Lustro replied that the property management company has indicated that in conjunction with this project, it is going to be undertaking the patching, sealing and re-striping of the parking lot, but some of the markings may have something to do with infrastructure work they are going to do ahead of the parking lot. Hopefully, any work that involves excavation or tearing up of the parking lot would be done ahead of any parking lot renovations and improvements.

Commissioner Sahagun asked if the three auto bays and one loading dock would be eliminated. City Planner Diaz stated that those elements on the back of the building were not going to be changed. They are not intended to be entrances into the building.

Commissioner Vodvarka asked if they were really putting in an in-ground pool. City Planner Diaz confirmed that is on the submitted plans.

Chair Johnson noticed an issue about the exterior-mounted roof access ladder that will be moved and she understood the issue of moving it because of vandalism, but wondered if it was a Fire Department issue if that ladder was gone. City Planner Diaz stated the Fire Department does not have any concerns about the ladder being moved

because they can use their own ladders to scale the building if needed. In addition, the Fire Department could still access the roof from the inside of the lease space.

Art Bannick, architect for Gold's Gym, stated he has reviewed the conditions and agrees with what is being proposed and took the opportunity to thank the Commission. He stated that working with the City was a delight, especially with Mr. Lustro and Mr. Diaz. They have come to terms with what they need to do, which wasn't easy.

Commissioner Sahagun commented he drove behind the building and saw no trash enclosure for any of the businesses, but was surprised at how clean it was back there. City Planner Diaz stated that he had been on site several times while reviewing this project and had noticed that he never saw a mess in the back and gave credit to the tenants. Director Lustro advised the Commission that Condition No. 31 requires the construction of a trash enclosure.

Vice Chair Flores 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 limited site changes not involving grading. As such, a DeMinimis finding of no impact on fish and wildlife will be prepared, seconded by Chair Johnson, there being no opposition to the motion, the motion passed 5-0.

Chair Johnson moved to approve a Precise Plan of Design under Case No. 2013-23 for exterior building and site improvements related to the façade remodel of an existing commercial building per the submitted plans, as described in the staff report and subject to the conditions of approval in attached Resolution No. 13-1790, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0.

## **INFORMATION ITEMS**

Chair Johnson reminded the Commission of the letter they received from staff regarding specific phone numbers to use to report certain things such as trash, graffiti, weeds, etc. and thanked staff for providing the wallet-sized cards for the Commission so they can report items as they see them.

Chair Johnson adjourned the meeting at 7:22 p.m.

Respectfully submitted,

Laura Berke  
Recording Secretary