



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
Monday, November 25, 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 Martinez, Sahagun and Vodvarka, Community Development Director Lustro, City Planner Diaz, Associate Planner Gutiérrez and Deputy City Attorney Holdaway

MINUTES

The minutes of the October 28, 2013 regular meeting were presented for approval. Commissioner Vodvarka moved, Vice Chair Flores seconded, and the minutes were approved 5-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING – CASE NUMBER 2013-25
Project Address: 4701 Holt Boulevard
Project Applicant: Montclair Business Park, LLC for
Calvary Chapel Gracia
Project Planner: Silvia Gutiérrez, Associate Planner
Request: Conditional Use Permit to allow a church
CEQA Assessment: Categorically Exempt (Section 15301)

Associate Planner Gutiérrez reviewed the staff report.

Chair Johnson opened the public hearing.

Peter Pastorelli, the pastor of Calvary Chapel Gracia, stated that this is for the individuals in the church to help them develop their spiritual life and for the individuals in the community. He believed having a permanent place of worship will be of great help. They are aware of the concerns regarding the appearance of the property and will work with the landlord to improve the façade. They want to make a beautiful place for the Lord and for the community.

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

Commissioner Sahagun asked if there was a sign program planned. Associate Planner Gutiérrez replied there is an established sign program for the center, allowing individual, dimensional channel letters, similar to what Heartland Thrift Store has installed. Conditions in the resolution stipulate the applicant submit a sign design by a licensed contractor for review and approval at staff level.

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 little to no expansion of existing structures or uses, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0.

Commissioner Vodvarka moved to approve a Conditional Use Permit under Case No. 2013-25, subject to making the required findings, and subject to the conditions as described in attached Resolution Number 13-1791, seconded by Vice Chair Flores, there being no opposition to the motion, the motion passed 5-0.

- b. CASE NUMBER 2013-11
Project Address: 5119 Bandera Street
Project Applicant: Foremost Healthcare Properties Inc.
Project Planner: Silvia Gutiérrez, Associate Planner
Request: Time extension for Conditional Use Permit to expand a skilled nursing facility
CEQA Assessment: Categorically Exempt (Section 15301)

Associate Planner Gutiérrez reviewed the staff report.

Commissioner Sahagun moved to approve a one-year time extension until November 25, 2014, for a Conditional Use Permit and Precise Plan of Design approval under Case No. 2013-11 for the site plan, floor plans, elevations, colors, materials associated with the minor addition to an existing skilled nursing facility known as Montclair Manor Care Center, located at 5119 Bandera Street, subject to the original 27 conditions of approval in Resolution Number 13-1781, seconded by Commissioner Vodvarka, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

Director Lustro commented the City's annual tree lighting ceremony will take place on Thursday, December 5, 2013, in front of the Youth Center, starting an hour earlier this year, at 6:00 p.m.

Director Lustro wished the Commission a very happy Thanksgiving.

Commissioner Sahagun wished everyone a happy Thanksgiving and welcomed the new church to the City and suggested high school students if they are looking for volunteers.

Vice Chair Flores wished everyone a happy Thanksgiving and welcomed the new church to the community.

Commissioner Vodvarka also welcomed the new church and suggested joining the Chamber of Commerce, as he felt it would be of great benefit to the church.

Commissioner Martinez wished everyone a happy holiday and congratulated and welcomed the new church, expressing gratefulness they were here.

Chair Johnson adjourned the meeting at 7:17 p.m.

Respectfully submitted,

Laura Embree
Recording Secretary