



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
Monday, April 28, 2014

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

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

ROLL CALL

Present: Chair Johnson, Vice Chair Flores, Commissioners Martinez, Sahagun and Vodvarka (arrived at 7:04 p.m.), Community Development Director Lustro, City Planner Diaz, Associate Planner Gutiérrez and Deputy City Attorney Holdaway

MINUTES

The minutes of the March 24, 2014 regular meeting were presented for approval. Vice Chair Flores moved, Commissioner Sahagun seconded, and the minutes were approved 4-0. (Commissioner Vodvarka arrived after the minutes were considered).

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING – CASE NUMBER 2014-2
 - Project Address: 10625 Monte Vista Avenue
 - Project Applicant: Delbert D. Foreman for Yellow Cab Co.
 - Project Planner: Silvia Gutiérrez, Associate Planner
 - Request: Conditional Use Permit to establish a taxi cab fleet service
 - CEQA Assessment: Categorically Exempt (Section 15301)

Associate Planner Gutiérrez reviewed the staff report.

Commissioner Sahagun commented he thought it was going to be a maintenance-only facility but heard Associate Planner Gutiérrez say that it would provide cab service for the area. Associate Planner Gutiérrez clarified that cabs would be closer in the vicinity; they already have access to Montclair and they may not be dispatched from this location, but they acknowledge they serve the area and Yellow Cab is extending its service area and acknowledge on their web site that they serve the Inland Empire.

Commissioner Sahagun asked if we have Yellow Cab service in Montclair. Director Lustro replied that service is currently available but no physical location exists in Montclair.

Chair Johnson opened the public hearing.

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

Commissioner Sahagun asked about the funding and timeframe for the Monte Vista Avenue grade separation. Director Lustro stated that the funding for the grade separation is in place and his understanding is that the City is going through the final stages of the environmental review. The expectation is that the project will likely get started in 2015. Commissioner Sahagun asked about the loop road arrangement and if it would be similar to Ramona Avenue. Director Lustro replied the City owns the necessary right-of-way on the west side of Monte Vista Avenue that wraps around the property at 10788 Monte Vista Avenue, so it will be a mirror image of the loop road at the Ramona Avenue grade separation. Commissioner Sahagun asked if the project would affect the existing tenant. Director Lustro replied the City has already acquired an easement along the east side of this property providing access to the property that is immediately to the south of this one. Without that easement, the property to the south

would not have any access. There has been some discussion about modifying the agreement, but that easement has already been acquired.

Commissioner Martinez 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 Vice Chair Flores, there being no opposition to the motion, the motion passed 5-0.

Commissioner Sahagun moved to approve a Conditional Use Permit (Case No. 2014-2) to allow taxi cab fleet vehicle storage with ancillary auto repair/maintenance services on a 1.48-acre site at 10625 Monte Vista Avenue, within the M-2 (General Manufacturing) zoning district, as described in the staff report and per the submitted plans, subject to the conditions of approval in attached Resolution No. 14-1801, seconded by Commissioner Martinez, there being no opposition to the motion, the motion passed 5-0.

- b. PUBLIC HEARING - CASE NUMBER 2014-7
 - Project Address: Citywide
 - Project Applicant: City of Montclair
 - Project Planner: Steve Lustro, Community Development Director
 - Request: Zoning Code amendments to Chapters 11.02 and 11.78 of the Montclair Municipal Code
 - CEQA Assessment: Categorically Exempt (Section 15301)

Director Lustro reviewed the staff report.

Commissioner Vodvarka recalled that a farmers' market was approved years ago and it didn't work. Director Lustro stated it is the City's hope this proposal gains traction and gets established. Like many other special events, sometimes it starts off slow and builds momentum after awhile. The co-sponsor of the proposed farmers' market also operates the market at Victoria Gardens in Rancho Cucamonga. They already have contacts with prospective farmers and vendors they hope to bring to Montclair as a base and we're hoping they can grow it from there. Director Lustro added that by conducting the event in Alma Hofman Park, it can take advantage of people who are using the park already and would potentially patronize the market.

Commissioner Martinez commented that when he attended the City's Easter celebration the market operators had a book and passed out flyers and handed out a bag of carrots and that was a big hit. The kids walked around with their bag of carrots trying to feed them to the Easter bunny, and he felt they did a great job of promoting the event.

Chair Johnson opened the public hearing.

Lynnda Van Noorden, 10267 Poulsen Avenue, Montclair, asked who would be doing the marketing for the event. Director Lustro replied the group that is co-sponsoring the market will be coordinating with the City's Human Services Department to promote the market. Human Services will use the resources it has, such as the quarterly newsletter and the City's website, to promote the event. He was not sure what marketing Heritage Education Group does. Ms. Van Noorden stated she had been to the farmers' market at Victoria Gardens and it was nice. Regarding the prior Montclair location, she attended but it was an unappealing location. She felt the park was good, but felt marketing was everything. She has her own garden, but goes to Claremont on Sundays and believed there was still one in Upland on Thursday evenings. She added that people like to go twice per week to get fresh produce so if they know it's in Montclair mid-week, they will go. Commissioner Vodvarka stated that he just read in the newspaper that Upland would be starting their weekly farmers' market on Thursday evenings again.

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

Commissioner Sahagun moved that, based upon evidence submitted, the Planning Commission has reviewed the Planning Division's determination of exemption, and based on its own independent judgment, concurs with the staff's determination of exemption and directs staff to prepare a Notice of Exemption and a DeMinimis finding of no effect on fish and wildlife, seconded by Commissioner Vodvarka, there being no opposition to the motion, the motion passed 5-0.

Vice Chair Flores moved to recommend the City Council adopt proposed Ordinance No. 14-942, amending Chapters 11.02 and 11.78 of the Montclair Municipal Code to allow certified farmers' markets as set forth in Planning Commission Resolution No. 14-1802, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

Director Lustro commented that when the Commissioners have an opportunity to drive along Arrow Highway, they will notice a construction fence erected around the former Western Rock site on the north side of the street, just east of Monte Vista Avenue and the Edison substation. He was happy to report that Meritage Homes obtained grading permits for the Arrow Station project and they are anxious to get started. He and City Planner Diaz had an opportunity to meet with one of the principals of the firm and the architect to discuss some minor changes they are considering for the project. The proposed changes are positive and will make for a better project. They hope to get started on grading very soon so it will be exciting to have two projects underway in North Montclair at the same time.

Commissioner Sahagun suggested that the farmers' market flyer could be included in the Monte Vista Water bill.

Vice Chair Flores thanked staff for the map showing the wireless facilities within Montclair. He was not aware that we had so many and asked if we had a record of their maintenance. If we do not have that, it would be nice if we had something in writing from them that maybe once per year they would conduct maintenance. When they first installed them, they looked good, but when they get shabby, they are a big eyesore.

Commissioner Vodvarka commented that he recently purchased a vehicle from St. George Auto Sales at Central and Kingsley and got a very good deal on his trade-in and purchased a new pick-up truck. Anyone interested in buying a car, these guys are great to work with, nice people.

Chair Johnson shared information from the annual Planning Commissioner's Academy she recently attended in San Francisco. There were a couple trends that were different this year. As usual, they talked about planning new developments, but there were a couple things that stood out that she did not hear in past years. One of them was that there is a theory that by 2020, you will not be able to buy a combustion engine anymore because all vehicles will be electric. You are all probably aware of the Tesla that costs a gazillion dollars that no one can afford, but there is speculation that by 2016, you will be able to buy an electric vehicle for the cost of a Buick and the statistic she kept hearing over and over was that you will be able to drive 200 miles for \$5.00. So as we go forward and look at providing parking for housing or retail developments, we should probably start thinking about parking electric vehicles and the infrastructure necessary to accommodate them. The other thing that struck her was a discussion about how we communicate with the public, such as posting public notices on our buildings or on the website, but that's becoming the old way of communicating with people. For example, if you really want to know about what people think about the parks, you don't put a sign on your building, you put a sign in the park that provides information on how to contact the City electronically through their smart phone. If they are in the park and you want to know how they feel about the park or how they want to change the park, you let them communicate the way people communicate these days. Based on the number of empty seats at tonight's meeting, it is clear that most folks do not come to meetings, but they will send an email or a text or a tweet. Perhaps we need to talk about how we invite people to communicate with us because our traditional ways are not effective anymore. There was also discussion about how each city should have its own Facebook page or they have their own social media blogs because that is what people pay attention to.

Vice Chair Flores commented that maybe the Commission should start looking at recharge stations for electric vehicles. He heard that in Japan that instead of charging your car, you drive into a gas station and they take out your battery and put in a new one that is charged and away you go. He suggested they keep an eye out for locations where a charger could be placed. Chair Johnson commented that it was reported in both Australia and Japan, they already have charging sections in the street and in parking lots and they showed a video of a city bus that pulled over to the charging station that looked like a grid on the street, they stayed there for a couple of minutes and it charged the bus and off they went. Director Lustro commented that if the Commission recalls, the City had electric vehicle charging stations in the Civic Center parking lot back in the 1990s to serve the first generation of electric vehicles. Because

that first generation of vehicles did not achieve much popularity, the charging stations were used very little and they were removed in the early 2000s. Given the renewed focus and popularity of the current generation of electric vehicles, it is probably something that we need to start looking at again, particularly with larger developments. In response to Chair Johnson's comment, Director Lustro informed the Commission that the City has had a Facebook page for some time and invited the Commission to visit the page and click "like." Chair Johnson said she will have to "friend" the City on Facebook.

Commissioner Vodvarka congratulated Commissioner Johnson on the award she was recently given and he was very proud to be a member of the Commission with her.

Chair Johnson adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Laura Embree
Recording Secretary