



**CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES**

**REGULAR ADJOURNED MEETING
Monday, June 23, 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 Martinez 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 June 9, 2014 regular meeting were presented for approval. Vice Chair Flores asked for a correction under Information Items. Commissioner Vodvarka moved, Commissioner Sahagun seconded, and the minutes were approved 5-0, as amended.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2014-13
 - Project Address: 5436 Arrow Highway, Suite A
 - Project Applicant: Ruze RE, LLC for Fire Future, Inc.
 - Project Planner: Silvia Gutiérrez, Associate Planner
 - Request: Conditional Use Permit to establish a trade school for emergency medical technicians (EMTs)
 - CEQA Assessment: Categorically Exempt (Section 15301)

Associate 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.

Commissioner Vodvarka felt it was one of the best uses of a building that he has seen in a long time.

Vice Chair Flores commented that the applicant really needs to pay attention to and adhere to Condition No. 14, regarding signs, and Condition No. 28, regarding the 20-foot access drive on the north side of the building.

Commissioner Sahagun wondered because of all the planned development that has been going on, if our sewer can handle additional capacity. Director Lustro commented the City owns and maintains the sewer infrastructure, but the land use designation along this section of Arrow Highway is primarily industrial so it anticipates the potential for manufacturing, which would have a larger number of employees and fixture units potentially in these buildings. This particular use, while there may be as many as 50 students at any one time in a class, does not have an inordinate number of fixture units that would overburden the sewer infrastructure in this neighborhood.

Chair Johnson commented she was fortunate to attend the Montclair Wellness Summit and there was a presentation on the overall health of Montclair. One of the things in the presentation that surprised her was the educational background of Montclair residents, which tends to be below that of the state, and there was some discussion whether or not part of our wellness might be non-traditional/educational opportunities for the residents who live here. So having heard that a few days ago, she was very surprised to see this on the agenda.

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 Vodvarka moved to approve a Conditional Use Permit to establish and operate a trade school at 5436 Arrow Highway, Unit A, per the submitted plans, as described in the staff report, and required findings, subject to the conditions in attached Resolution No. 14-1809, seconded by Vice Chair Flores, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

Director Lustro stated that the prior Tuesday, interviews were conducted for the two Planning Commission vacancies that would be coming up June 30. Five candidates were interviewed, including Vice Chair Flores and Commissioner Sahagun, and the results of those interviews will be announced to the public by Mayor Eaton at the Council meeting on July 7.

Commissioner Sahagun stated it looks like the irrigation has been turned off at the Monte Vista on- and off-ramps. In the past he has contacted Caltrans, but he felt it would be more advantageous for City staff to contact Caltrans. It really looks bad; the ice plant is almost completely dried out on the south side and next to Black Angus.

Commissioner Sahagun added that he has observed several U-turns by westbound motorists on Palo Verde at Monte Vista. He did not if there is a "No U-Turn" sign there. He has also seen on two occasions eastbound motorists on Palo Verde at the eastbound I-10 on-ramp making U-turns. Possibly Engineering could take a look and maybe signs could be posted there. Director Lustro commented that these issues are all Caltrans-related. The landscaping along the on- and off-ramps is clearly their issue, but also the two intersections identified are Caltrans-controlled intersections. Not only do they control the operation of the traffic signals, but also the posting of any signs at those intersections. What we can do is have Public Works take a look and make a recommendation to Caltrans if additional signage is needed.

Commissioner Vodvarka stated that there has been a crew in his neighborhood digging ditches in the street and replacing pipe. He thought it might be a water line because the water was temporarily turned off. Director Lustro replied he did not have knowledge of the work, but if it is water line-related, whether it is laterals or the main, it would be Monte Vista Water District (MVWD).

Commissioner Martinez commented that since he knows the staff at MVWD, often times they have projects planned but he was fairly sure that no long-term upgrades were planned in Commissioner Vodvarka's neighborhood. It was most likely some type of

repair. Commissioner Vodvarka said he thought they were replacing galvanized with copper.

Chair Johnson stated that Montclair has done a fabulous job of addressing wellness needs and she encouraged everyone to get out to the Farmer's Market and also to the exercise programs that are available, including the Montclair Walkers at the mall. We really need to be careful if we want to live a long and healthy life.

Chair Johnson adjourned the meeting at 7:18 p.m.

Respectfully submitted,

Laura Embree
Recording Secretary