



**CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES**

**REGULAR ADJOURNED MEETING
Monday, February 23, 2015**

**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 February 9, 2015 regular meeting were presented for approval with a staff recommendation to revise Page 8, paragraph 2. Commissioner Vodvarka moved for approval as amended, Vice Chair Flores seconded, and the minutes were approved 5-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2014-32
- | | |
|--------------------|--|
| Project Address: | 4480 Holt Boulevard |
| Project Applicant: | KZMB LLC, 4480 Holt Investors LLC et al |
| Project Planner: | Michael Diaz, City Planner |
| Request: | Precise Plan of Design for construction of a 46,060 square-foot, multi-tenant commercial center and Conditional Use Permit to allow a drive-thru lane in conjunction with a 5,280 square-foot pad building |
| CEQA Assessment: | Mitigated Negative Declaration |

City Planner Diaz reviewed the staff report.

Commissioner Martinez asked if Dollar Tree was going to be a tenant. City Planner Diaz replied that Dollar Tree is one of the anticipated tenants, but it would be dependent upon whether the project was approved. The City usually recommends that they do not advertise or put names on plans until project approval.

Vice Chair Flores thanked staff for giving the Commission a heads-up and extra time to read the entire report because he felt the Commission would be negligent if it did not.

Commissioner Vodvarka thanked staff for sending so much useful information for the project because it helped understand it.

Commissioner Sahagun observed that the Ramona Avenue driveway seemed to be wide enough to accommodate large vehicles, an issue he has brought up in the past with other projects. He stated that when he received the Initial Study, he was curious if there would be reciprocal parking, but he sees according to the plans there is no way to have it, just the entrance. He wanted to know if he understood correctly that the rear elevation of Building "A" would face the existing commercial development at Ramona and Bandera. City Planner Diaz stated that was correct, but that the future building would likely face east toward that center and may even have reciprocal access with it. Commissioner Sahagun also noticed on the plans that pervious concrete would be used in some of the areas. He looked at projects in other cities and noticed that collection devices had been installed underneath the parking lots. City Planner Diaz replied a Water Quality Management Plan was prepared for the project and approved. It does involve the use of permeable materials on the site to allow for penetration of water into the ground. He could not speak with authority on what it all entails but the basic law requires that the bulk of the surface water runoff remain on-site, except during unusually heavy storm events. Commissioner Sahagun stated he realized it is impossible to catch everything; however, he did not want it to run into the street.

Vice Chair Flores commented that about five years ago the City of Upland required, in connection with construction of a 3-story building Central and Arrow Route, installation of a

catch basin 50 feet deep and 50 feet in diameter. No water comes out of that site into the street.

Chair Johnson opened the public hearing.

Robin Hanasab, 606 S. Olive Street, Suite 600, Los Angeles, the project manager and the manager of 4480 Holt Investment LLC. He was excited about the project and proposed to build the center with high-quality construction and was confident it will bring some high-quality tenants to the City of Montclair. They are talking to several national tenants, Dollar Tree is one of them, and hoped the center will be an asset to the community and will spark more national retailers to join them on the Holt Boulevard corridor.

Alan Kabaker, 606 S. Olive Street, Suite 600, Los Angeles, Director of Development, wanted to address an earlier comment mentioned by staff. He did not anticipate auto body type uses in this center; this will be a retail shopping center.

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

Vice Chair Flores stated his concern was about the traffic on Ramona Avenue, but now that they are going to widen it, he felt it would take care of that. He also asked if the existing perimeter brick planter would be removed as part of the project. City Planner Diaz replied in the affirmative.

Commissioner Sahagun reminded staff and the applicant to remember bus stop improvements if they are applicable to this project.

Commissioner Vodvarka commented he would like to see this project eventually tie in to the existing center to the north.

Commissioner Martinez moved to certify that the Commission has reviewed and considered the environmental assessment based upon the findings and proposed mitigation measures in the Initial Study prepared for the project, and that there will be no significant impact on the environment as a result of the construction of the proposed 46,060 square-foot, multi-tenant retail commercial development and associated parking and landscaping improvements, and adopt the proposed Mitigated Negative Declaration and a finding that there will be a DeMinimis impact on fish and wildlife; and direct staff to file a Notice of Determination (NOD) and the applicant to pay appropriate fees within five (5) days of this action.

Commissioner Vodvarka moved to approve a Precise Plan of Design request under Case No. 2014-32 for the site plan, floor plans, building elevations, colors, materials, and conceptual landscape plan associated with the proposed retail commercial development and associated on- and off-site improvements per the submitted plans and as described in the staff report, subject to the conditions in Planning Commission Resolution No. 15-1824,

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

Vice Chair Flores moved to approve a Conditional Use Permit request under Case No. 2014-32 to allow a drive-thru lane at Building "C," by adopting Resolution No. 15-1825, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

None.

Chair Johnson adjourned the meeting at 7:29 p.m.

Respectfully submitted,

Laura Embree
Recording Secretary