



CITY OF MONTCLAIR  
PLANNING COMMISSION MINUTES  
REGULAR ADJOURNED MEETING  
August 24, 2015

COUNCIL CHAMBER  
5111 Benito Street, Montclair, California 91763

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**CALL TO ORDER**

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

Excused: Chair Johnson, City Planner Diaz, and Associate Planner Gutiérrez

**MINUTES**

The minutes from the July 27, 2015 meeting were presented for approval. Commissioner Vodvarka moved, Commissioner Martinez seconded, and the minutes were approved 4-0.

The minutes from the August 10, 2015 meeting was presented for approval. Commissioner Martinez moved, Vice Chair Flores seconded, and the minutes were approved 4-0.

## **ORAL AND WRITTEN COMMUNICATIONS**

None.

## **AGENDA ITEMS**

- a. PUBLIC HEARING - CASE NUMBER 2015-9  
Project Address: 10998 Central Avenue  
Project Applicant: Montclair Holdings, LLC  
Project Planner: Steve Lustro, AICP,  
Community Development Director  
Request: General Plan Land Use Map Amendment, Zoning  
Map Amendment, Tentative Tract Map, and  
Precise Plan of Design  
CEQA Assessment: Mitigated Negative Declaration

Director Lustro reviewed the staff report.

Commissioner Martinez asked if a single trash enclosure would be sufficient to serve 13 residences. Director Lustro deferred the question to the applicant to address during the public hearing.

Vice Chair Flores opened the public hearing.

Patrick Diaz, Crestwood Communities, 510 W. Citrus Edge Street, Glendora, representing the applicant, replied to Commissioner Martinez's question that a single trash enclosure should be sufficient and that the homeowners association can schedule the frequency of pick-ups depending upon the amount of use.

Commissioner Vodvarka asked if the 7'-6" height of the perimeter wall would require a variance. Director Lustro responded no, that the Planning Commission has the authority to approve the wall height as part of the Precise Plan of Design. He added the 7'-6" height is typical of perimeter walls required for new residential development over about the last 15 years to provide an increased level of privacy and security and also to deter residents from adding appendages to the wall later to increase privacy. Commissioner Sahagun added that an example of where that has occurred is the south side of San Bernardino Street across from the hospital.

Commissioner Sahagun inquired as to whether staff had received any calls or comments from neighboring property owners. Director Lustro said staff had not received any comments or inquiries about the project.

Commissioner Sahagun asked what is immediately to the north of the subject property. Director Lustro replied that Farmer Boys is immediately to the north along the street (Central Avenue) frontage and there is an undeveloped parcel to the west of Farmer Boys.

Commissioner Sahagun commented that it would have been nice if the vacant property to the south could have been acquired to combine with this small property. Director Lustro agreed and said that staff and the applicant spent a considerable amount of time attempting to track down a contact for the ownership of that property but had been unsuccessful. The applicant was very interested in assembling the adjoining parcels in order to build a larger project.

Commissioner Sahagun asked the applicant if any thought had been given to connecting the driveway of the proposed project to a private street of the condominium development to the west. Mr. Diaz responded that not only does the proposed driveway not align with the private street, it is at a significantly different grade.

Commissioner Martinez asked about the separation between the proposed homes and the existing development to the west. Mr. Diaz replied there would be approximately ten feet between the westernmost units and the property line and then another ten feet or so to the existing townhouses to the west, so the separation would be approximately 20 feet between structures.

Commissioner Sahagun asked if a recycling bin would be provided for in the enclosure. Mr. Diaz said they would be willing to contact Burrtec to determine whether small recycling bins could be provided to each residence or the trash enclosure could be modified to accommodate a community recycling bin.

Vice Chair Flores asked to where the water collected in the driveway ribbon gutter would flow. Kevin Kent, Director of Land Acquisitions for Crestwood Communities, 510 W. Citrus Edge Street, Glendora, responded that surface water would be handled by various drainage and inlet facilities where it would be conveyed to underground infiltration devices and structures that will be part of the approved Water Quality Management Plan. Director Lustro added for clarification that surface water runoff cannot be conveyed directly into a public right-of-way as was done for years; rather, it is required to be treated through approved devices before it can be discharged from the property. Vice Chair Flores appreciated the explanation and explained in detail why he is concerned about the issue of surface water runoff.

Commissioner Vodvarka asked if the project would be gated. Director Lustro replied that is the applicant's intent at this time.

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

A. Commissioner Martinez moved and Commissioner Sahagun seconded, for the environmental review, to take the following actions as responsible agency:

1. 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 proposed land use amendments and the subsequent construction of the proposed 13-unit residential condominium project; and
  2. Adopt the proposed Mitigated Negative Declaration and finding that there will be a DeMinimis impact on fish and wildlife; and
  3. Direct staff to file a Notice of Determination (NOD) and pay appropriate fees within five (5) days of this action.
- B. Commissioner Vodvarka moved and Commissioner Sahagun seconded, for the proposed land use amendments, make the following recommendations to the City Council:
1. Recommend approval of the proposed amendment to the General Plan land use designation of the subject property from "General Commercial" to "Medium Density Residential" (8-14 dwelling units per acre), per attached Planning Commission Resolution No. 15-1843; and
  2. Recommend approval of the proposed amendment to the Official Zoning Map from "R-1(20)" (Single-Family Residential, minimum 20,000 square-foot lot area) to "R-3" (Medium-High Density Residential), per attached Planning Commission Resolution No. 15-1844.
- C. Vice Chair Flores moved and Commissioner Vodvarka seconded, for the project, take the following actions:
1. Recommend City Council approval of Tentative Tract Map No. 19971, subdividing the subject property for a 13-unit residential condominium project, along with associated common areas for driveways, parking areas, landscaped areas, walkways, and community facilities, finding that the map is consistent with the Montclair Municipal Code and the State Subdivision Map Act.
  2. Approve the Precise Plan of Design for the site plan, elevations, conceptual colors and materials, and conceptual landscape plan associated with the proposed 13-unit residential condominium 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. 15-1845.

## **INFORMATION ITEMS**

None.

Vice Chair Flores adjourned the meeting at 7:41 p.m.

Respectfully submitted,

Steve Lustro, AICP  
Planning Commission Secretary