



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
January 14, 2019

COUNCIL CHAMBERS
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, Rowley and Sahagun, City Planner/Planning Manager Diaz, Assistant Director of Housing/Planning Manager Caldwell, Associate Planner Gutierrez, and Deputy City Attorney Holdaway

MINUTES

The minutes from the November 13, 2018 regular meeting were presented for approval. Vice Chair Flores moved to approve, Commissioner Sahagun seconded, there being no opposition to the motion, the motion passed 5-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

a. PUBLIC HEARING – CASE NUMBER 2018-27

Project Address: SEC Arrow Highway and Vernon Avenue
Project Applicant: Steven and Stella Grigoila
Project Planner: Silvia Gutierrez, Associate Planner
Request: Precise Plan of Design for a proposed office/warehouse building and associated site improvements
Variance request to reduce the front setback requirement from 35 to 25 feet as measured from Arrow Highway

Associate Planner Gutierrez reviewed the staff report and described the project including the justification for the variance request to reduce the front setback requirement from 35 feet to 25 feet from Arrow Highway.

Chair Johnson asked for clarification of the proposed wall along the east boundary of the site. Planner Gutierrez described the proposed height and pointed out the limits of the proposed wall's placement.

Commissioner Sahagun commented on the unique design for the building and landscaping proposal for the project. He asked for the colors and material board to be passed around so other members of the Commission. Commissioner Sahagun asked about the requested setback reduction to which City Planner/Planning Manager Diaz explained that the 25-foot setback was consistent with adjacent property to the east and with almost every other small lot of similar size along Arrow Highway. In contrast, the largest of lots with new development in the same area were able to meet the 35-foot setback requirement without the adverse impacts on development the application of the 35-foot setback would have on the subject site.

Commissioner Rowley noted that the project was well done and would be attractive.

Chair Johnson opened the public hearing.

Hearing no requests to comment, Chair Johnson closed the public hearing.

Commissioner Sahagun moved that, based upon evidence submitted, the Planning Commission finds the current applications for the proposed two-story office/warehouse building and related site improvements are categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15332 and 15305(a) of the State CEQA Guidelines, which covers infill projects in significantly developed areas and minor alterations to land use limits - variance requests. The proposed development of the subject site is consistent with the applicable policies of the General Plan, and zoning designation of the site, is less than five acres in area, has utilities present in the area to serve the development, and is similar to other existing industrial and commercial developments and uses in the vicinity, seconded by Commissioner Rowley, there being no opposition to the motion, the motion passed 5-0.

Commissioner Martinez moved to approve the Precise Plan of Design (PPD) request for the site plan, elevations, conceptual landscape plan, colors and materials associated with the proposed development of a two-story office/warehouse building totaling 5,795 square feet on a 0.46-acre site at the southeast corner of Arrow Highway and Vernon Avenue, per the submitted plans and as described in the staff report, subject to conditions of approval contained in Planning Commission Resolution No. 18-1924, seconded by Commissioner Flores, there being no opposition to the motion, the motion passed 5-0.

Commissioner Flores moved to approve the Variance request to allow a 10-foot reduction in the required 35-foot street front setback distance along the Arrow Highway frontage, related to development of the proposed two-story office/warehouse building on the 0.46-acre site at the southeast corner of Arrow Highway and Vernon Avenue, per submitted plans and as described in the staff report, subject to the findings and conditions in Planning Commission Resolution No. 18-1924, seconded by Chair Johnson, there being no opposition to the motion, the motion passed 5-0.

INFORMATION ITEMS

City Planner/Planning Manager Diaz wished the Commission a Happy New Year and noted that the League of California Cities is now accepting registrations for the 2019 Planning Commissioners Academy. City Planner/Planning Manager Diaz recommended that Commissioners who had not previously attended be given the chance to attend, but asked for quick response to ensure registrations and other accommodations could be made in a timely fashion.

Assistant Director of Housing/Planning Manager Caldwell announced that two eating establishments are coming to the mall – San Biagio’s Pizzeria in the food hall, and that CIM, on behalf of the Lazy Dog Restaurant, had submitted a development application for a new restaurant on the former Goodyear Tire store site.

Chair Johnson invited all to attend the Grand Opening celebration on January 17, 2019 for the new La Bufadora Mexican restaurant at Orchard Plaza.

Chair Johnson adjourned the meeting at 7:31 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary