

to be held in the Council Chambers 5111 Benito Street, Montclair, California

> Monday, September 9, 2024 7:00 P.M.

If you want to provide comments on an agenda item, including public hearing and closed session items, please complete a Speaker Card located in the Council Chambers. The Chair (or the meeting's Presiding Officer) will call on those who submitted requests to speak at the appropriate times during the meeting. Written comments (200-word limit per agenda item, and 200-word limit for all non-agenda items combined) can also be emailed to pcclerk@cityofmontclair.org at least one hour before the meeting begins.

Watch meetings live on the City's official YouTube Channel at https://www.youtube.com/@cityofmontclair, or via Zoom using the following information: Zoom Link: https://zoom.us/j/95858571900 / Dial Number: 1 (669) 900-6833 / Meeting ID: 95858571900

AGENDA

- 1. CALL TO ORDER
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL
- 4. APPROVAL OF MINUTES

August 26, 2024

5. ORAL AND WRITTEN COMMUNICATIONS ON NON-AGENDA ITEMS

The public is invited to address the Planning Commission regarding any items that are not on the agenda. Comments should be limited to matters under the jurisdiction of the Planning Commission. It is respectfully requested that speakers limit their comments to no more than three minutes in length.

Any person wishing to address the Planning Commission on an agenda or non-agenda item should complete an online public comment form as described above.

6. AGENDA ITEMS

A. CASE NUMBER 2023-43

Location of Property 9700 Central Avenue Project Applicant H & S Energy, LLC

Project Planner Christine Sanchez Caldwell

Request:

H & S Energy, LLC, is requesting a time extension for the Conditional Use Permit (CUP) approval it received on March 25, 2024, for the project referenced as Case No. 2023-43. The Planning Commission approval included the CUP, as well as the Precise Plan of Design (PPD), for the construction of an automated drivethru car wash and convenience market at the existing Chevron service station located at the southwest corner of Central Avenue and San Bernardino Street.

CEQA Determination:

A Class 1 exemption under State California Environmental Quality Act (CEQA) for the project was approved on March 25, 2024

B. CAPITAL IMPROVEMENT PROGRAM (CIP) FISCAL YEARS 2024–2029

Location of Property Citywide

Project Applicant City of Montclair
Prepared By Monica Heredia P.E.,

Director of Public Works/City Engineer

Request:

General Plan Consistency Report for Five-Year Capital Improvement Program (CIP) for Fiscal Years 2024-2029.

CEQA Determination:

A Planning Commission finding of Capital Improvement Program (CIP) compliance with a General Plan is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines.

7. INFORMATION ITEMS

Although the Planning Commission is prohibited from taking action on or discussing items not on the posted agenda, a member of the Planning Commission may ask for information, request a report back, or place a matter of business on the agenda for a subsequent meeting, ask a question for clarification, make a brief announcement, or briefly, report on his or her own activities, provided the foregoing are related to, or within the jurisdiction of, the Planning Commission.

8. ADJOURNMENT

The next regular meeting of the Planning Commission will be held on September 23, 2024, at 7:00 P.M.

Reports, backup materials, and additional materials related to any item on this Agenda distributed to the Planning Commission after the publication of the agenda packet are available for public inspection on the City's website at www.cityofmontclair.org/agendas or at Montclair City Hall in the Community Development Department located at 5111 Benito Street, Montclair, from 7:00 A.M. to 6:00 P.M., Monday through Thursday.

If you need special assistance to participate in this meeting, please call (909) 625-9477 or e-mail pcclerk@cityofmontclair.org. Notification prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

CERTIFICATION OF AGENDA POSTING

I, Michael Diaz, Secretary of the Montclair Planning Commission, hereby certify that a copy of this agenda was posted on the bulletin board adjacent to the north door of Montclair City Hall on September 5, 2024.

Report on Item Number 6.a

PUBLIC HEARING - CASE NUMBER 2023-43

APPLICATION TYPE(S) Conditional Use Permit Time Extension

NAME OF APPLICANT H & S Energy, LLC

LOCATION OF PROPERTY 9700 Central Avenue

GENERAL PLAN DESIGNATION General Commercial

ZONING DESIGNATION C2—Restricted Commercial

EXISTING LAND USE Gasoline Service Station

ENVIRONMENTAL DETERMINATION Categorically Exempt (Section 15301)

PROJECT PLANNER Christine Sanchez Caldwell

Economic Development Consultant

Project Proposal

H & S Energy, LLC, is requesting a time extension for the Conditional Use Permit (CUP) approval it received on March 25, 2024, for the project referenced as Case No. 2023-24. The Planning Commission approval included the CUP, as well as the Precise Plan of Design (PPD), for the construction of an automated drive-thru car wash and convenience market at the existing Chevron service station located at the southwest corner of Central Avenue and San Bernardino Street.

A Conditional Use Permit is valid for six months from the date of the approval and automatically expires on the six-month anniversary of Planning Commission action if the applicant has not demonstrated diligent pursuit of building plan check toward eventual construction or implementation of the project. The applicant has not yet submitted plans to the Building Division for plan check review. The PPD approval is valid for one year before expiring if there has been no action toward obtaining a building permit. The current CUP approval expires on September 25, 2024. The PPD expires on March 25, 2025.

The applicant has expressed the need for additional time to complete associated architectural and structural drawings for the project and is therefore requesting a sixmonth time extension for its CUP approval. With the granting of an extension, the CUP would expire on March 25, 2025, if no progress were made toward obtaining a building permit for the construction of the project.

Staff supports the applicant's request, and recommends the Planning Commission move to grant the time extension for the Conditional Use Permit referenced as Case No. 2023-43.

Respectfully submitted,

Michael Diaz

Director of Community Development

MPD:csc

c: Samir Hijazi, Archissance, 3185 Airway Ave. Suite F1, Costa Mesa, CA 92626 H & S Energy, LLC, 2860 N. Santiago Blvd., Orange, CA 92867

Report on Item Number 6.b

APPLICATION TYPE(S)

General Plan Consistency Report for Five-

Year Capital Improvement Program (CIP)

for Fiscal Years 2024-2029

NAME OF APPLICANT City of Montclair

LOCATION Citywide

ENVIRONMENTAL DETERMINATION A Planning Commission finding of

Capital Improvement Program (CIP) compliance with a General Plan is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA

Guidelines.

PREPARED BY Monica Heredia, P.E.,

Director of Public Works/City Engineer

Background

The Five Year Capital Improvement Program (CIP) is a proposed schedule of expenditures to build and maintain public infrastructure throughout the City. The City of Montclair Engineering Division has prepared the proposed CIP for Fiscal Years 2024-2029. The CIP identifies projects that reflect the desires of the community as well as projects that serve operational and maintenance needs. Projects are funded from a variety of sources, including Measure I, Gas Tax, 2021 Lease Revenue Bond, Redevelopment Project Funds, Senate Bill 1, Sewer Operating Fund, and various grants.

California law, pursuant to Government Code Section 65401, requires that the City's CIP conform to its adopted General Plan (1999). The Planning Commission is the hearing body charged with making this determination.

2024-2029 Capital Improvement Program

A total of 48 projects have been proposed for Fiscal Years 2024-2029, as identified in Exhibit A. The CIP also identifies a list of 17 currently unfunded projects that could be implemented during the CIP timeframe as funds become available. The projects in the CIP have been generally categorized by type (e.g., Facility Improvements, Streets & Safety Improvements, Park Improvements, and Sewer Improvements, etc.) and evaluated accordingly with respect to the General Plan goal and/or policy that staff believes is applicable to each project category. The year in which the project is shown is tentative, and the order or time of construction may be altered to reflect the City's needs and future field conditions. A copy of the Five Year CIP is enclosed.

Programs: Street and Safety Improvements (19 Projects)

Street improvements include a range of projects designed to rehabilitate and improve existing public roadways (including alleyways) throughout the City, which includes but is not limited to the design development, resurfacing, slurry and seal, lane realignments, designation of bike lanes, striping, repair and/or replace curb/gutter/sidewalks, ADA access ramps, landscaping/irrigation, new and upgrades to traffic signal equipment (for improved coordination), etc. Key areas for improvements include Central Avenue, Monte Vista Avenue, Mills Avenue, Benson Avenue, Holt Boulevard, and streets within the North Montclair Downtown Specific Plan (NMDSP).

Circulation Element

- CE-1.1.0 To promote a circulation and transportation system, including freeways, all classes of streets, accommodations for public mass transportation and pedestrian walkways, and bicycle routes that will serve traffic needs efficiently and safely and be attractive in appearance.
- CE-1.1.9. Ensure, where possible, the development and maintenance of adequate, efficient, safe, and attractive pedestrian walkways between major pedestrian generators.

Community Design Element

• CD-1.1.11 - To encourage the design of road and street improvements that protect or enhance the scenic values along the City's roadsides.

Program: Sewer Improvements (11 Projects)

The projects in this category include upgrades in existing sewer lines to replace aging pipelines and to upsize/relocate/or add infrastructure capacity for improved efficiencies and future growth. Focus areas include increased sewage pipe capacity on Moreno Street and Arrow Highway in anticipation of future growth within the NMDSP area and on Central Avenue in connection with the Caltrans 1-10 Widening Project, Richton Street, Ramona Avenue, Holt Boulevard, State Street.

Public Facilities Element

- PF-1.1.0 To locate facilities where they will provide the maximum service with the greatest efficiency.
- PU-1.1.0 To coordinate the location, size, and type of public services, including water, electricity, telephone, sewers, and gas, with the land use element they are to serve.

Program: Park Improvements (5 Projects)

This program includes various improvements to existing public parks. Parks specifically identified for improvements include Alma Hofman Park, Sunset Park, Saratoga Park, Reeder Ranch, MacArthur Park, and future park development and enhancements identified in the Parks and Recreation Master Plan.

Open Space Element

• OS -1.1.6 - Ensure the continuation of high standards of maintenance and improvement of facilities and grounds in the public park and open space areas.

Public Facilities Element

- PU-1.0.0 To provide adequate public facilities to the community that is safe, efficient, attractive, reliable, and always available.
- PF-1.1.5. Continue a program of land acquisition and development for parks and open space in areas that are not presently served or where the need for additional facilities is indicated by population growth or higher density.

Program: Facility Improvements (13 Projects)

Projects included in this category involve significant improvements to the Civic Center (landscaping, irrigation, paving, swales, lighting, etc.), Library remodel, which includes adding a new restroom for Library patrons and making the existing restrooms ADA compliant, remodeling the Fire Stations (dorms, restrooms, kitchen), Recreation Center flooring and improvements to the historic Reeder Ranch property.

Community Design Element

• CD-1.1.19 - All efforts should be made to identify, protect, and enhance all historical and archaeological points of interest.

Public Facilities and Utilities Element

- PF 1.7.0 Ensure the Civic Center area will be maintained to provide space and facilities for the efficient administration of the city government and thus remain the major focal point of community activities.
- PU-1.0.0 To provide adequate public facilities to the community that are safe, efficient, attractive, reliable, and always available.

Unfunded Improvements (17 Projects)

The projects on this list are all similar in nature to those projects identified in one or more of the above categories, except that at this time, they have no designated funding sources to complete. These projects vary from additional public street improvements, to park improvements, facility improvements, and sewer improvements. At this point, staff finds that these future projects would also be consistent with the goals and policies of the Montclair General Plan.

Community Design Element

• CD-1.1.11 - To encourage the design of road and street improvements that protect or enhance the scenic values along the City's roadsides.

Public Facilities and Utilities Element

- PF 1.7.0 Ensure the Civic Center area will be maintained to provide space and facilities for the efficient administration of the city government and thus remain the major focal point of community activities.
- PU-1.0.0 To provide adequate public facilities to the community that is safe, efficient, attractive, reliable, and always available.

General Plan Consistency

The identified goals or policies contained in each section above indicate that the projects contemplated in the proposed 2024-2029 Capital Improvements Program are supported by and consistent with the goals and/or policies of the Montclair General Plan (1999).

Public Notice

Public notification was achieved by posting the agenda at least 72 hours prior to the meeting, with this agenda item being listed.

Environmental Assessment

Adoption of Planning Commission Resolution No. 24-1999, finding that the Fiscal Year 2024-2029 Capital Improvement Program (CIP) for the City of Montclair is Exempt From The California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061 (b)(3), and finding that the Fiscal Year 2024-2029 Capital Improvement Program conforms to the adopted General Plan. This exemption is applicable when the consistency determination does not authorize any construction activities that could have a physical impact on the environment.

Planning Division Recommendation

Staff recommends the Planning Commission find the Capital Improvement Program for Fiscal Years 2024-2029 to be in conformance with the Montclair General Plan (1999), and move to adopt Resolution No. 24-1999 affirming the City of Montclair Five-Year Capital Improvement Program (CIP) for Fiscal Years 2024-2029 is consistent with the General Plan, as recommended therein.

Respectfully Submitted,

Michael Diaz

Director of Community Development

MD/MH

Attachments: Resolution No. 24-1999

c: Edward C. Starr, City Manager

Marcia Richter, Assistant City Manager/Human Services Director

Janet Kulbeck, Finance Director

RESOLUTION NO. 24-1999

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR FINDING THAT THE PROJECTS CONTAINED IN THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEARS 2024-2029 ARE CONSISTENT WITH THE MONTCLAIR GENERAL PLAN (1999)

A. Recitals.

WHEREAS, the Five-Year Capital Improvement Program (CIP) for the City of Montclair is a proposed schedule of expenditures for the construction and maintenance of public infrastructure throughout the City; and

WHEREAS, the CIP is a vital element of the City's Annual Budget as it dictates major capital expenditures obligated in any given year; and

WHEREAS, the proposed CIP for Fiscal Years 2024-2029 was prepared by the City of Montclair Engineering Division; and

WHEREAS, the CIP identifies projects that reflect the desires of the community as well as projects that serve operational and maintenance needs; and

WHEREAS, CIP projects are funded from a variety of sources, including, Measure I, Gas Tax, 2021 Lease Revenue Bond, Redevelopment Project Funds, Senate Bill 1, Sewer Operating Fund, and various grants; and

WHEREAS, California law, pursuant to Government Code Section 65401, requires the City's Capital Improvement Program to conform to the City's adopted General Plan, and

WHEREAS, the Planning Commission is the hearing body charged with the responsibility for determining whether the CIP is consistent with the General Plan; and

WHEREAS, each year the Planning Commission must review all capital projects that will be planned, initiated, or constructed during the ensuing fiscal year for conformity with the General Plan; and

WHEREAS, the 48 projects are identified in the proposed 2024-2029 CIP as summarized in Exhibit A and the staff report prepared for this item with an identified goal and/or policy from the applicable elements of the Montclair General Plan (1999); and

WHEREAS, the proposed 2024-2029 CIP is deemed to be consistent with the City's General Plan as described in the staff report prepared for the CIP, in promoting the orderly development of the City; and

WHEREAS, the projects proposed in the Five-Year CIP will not adversely affect the public health, safety, or welfare in that they collectively provide for orderly and consistent maintenance and development of public facilities within the City; and

WHEREAS, on September 9, 2024, commencing at 7:00 p.m. in the Council Chambers at Montclair City Hall, the Planning Commission conducted a meeting at which time all persons wishing to testify in connection with the said program were heard and said the proposal was fully studied; and

WHEREAS, adoption of Planning Commission Resolution No. 24-1999, finding that the Fiscal Year 2024-2029 Capital Improvement Program (CIP) for the City of Montclair is Exempt From The California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061 (b)(3), and finding that the Fiscal Year 2024-2029 Capital Improvement Program conforms to the adopted General Plan. This exemption is applicable when the consistency determination does not authorize any construction activities that could have a physical impact on the environment; and

WHEREAS, each project within the Five-Year CIP for Fiscal Years 2024-2029 must undergo separate environmental review and determination as each project is implemented.

B. Resolution.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR AS FOLLOWS:

SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

SECTION 2. Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing on September 9, 2024, including written and oral staff reports together with public testimony, this Commission hereby finds and determines the proposed Five-Year CIP for Fiscal Years 2024-2029 to be consistent with the overall objectives of the City of Montclair General Plan (1999), and the proposed CIP will advance the attainment of these goals and policies for the benefit of the residents of the City of Montclair.

The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 9TH DAY OF SEPTEMBER, 2024.

PLANNING COMMISSION OF THE CITY OF MONTCLAIR, CALIFORNIA

By:

Manny Martinez, Chair

ATTEST:

Michael Diaz, Secretary

I, Michael Diaz, Secretary of the Planning Commission of the City of Montclair, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Montclair, at a regular meeting of the Planning Commission conducted on the 9th day of September 2024, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Exhibit A

Capital Improvement Program Fiscal Years 2024-2029

Facility Improvement		
21004	Civic Center Generator Upgrade	
21019	Reeder Ranch House Interior Improvements	
21021	Fire Station 151 Remodel	
21021	Fire Station 152 Remodel	
21022	Recreation Center Flooring	
21025	Library Restrooms & Courtyard Remodel	
21030	Civic Center Master Plan	
NEW	Transcenter Public Garage	
NEW	Reeder Ranch House Exterior Improvements	
NEW	Reeder Ranch Barn Improvements	
NEW	San Antonio Trail Crossings	
NEW	Transcenter Enhancement Project	
NEW	Turnkey Turf Transformation (T3) Project	
Street & Safety Improvements		
17003	Central Avenue Bridge Replacement and Widening	
17034	Ramona Avenue & Howard Street Roundabout	
17039	Silicon Avenue and Third Street Improvements	
19036	Arrow Highway Rehabilitation & Traffic Signal Interconnect	
21001	Safe Routes to School Implementation Project - ATP Cycle 6	
21005	Traffic Signal Interconnect & Fiber Optic Communication	
	System	
21010	Central Avenue - Phase II & Traffic Signal Interconnect	
21013	North Montclair Streetscape Master Plan	
21014	Benson Avenue Street Rehabilitation	
21015	Holt Boulevard Rehabilitation & Traffic Signal Interconnect	
21016	Mills Avenue Street Rehabilitation	
21017	Monte Vista Avenue Median Street Widening & Rehabilitation	
21018	Alleyway Improvements	
HSIP SL-5326(027)	Safe Routes to School Implementation Project - Montera	
	Elementary	
HSIP SL-5326(028)	Safe Routes to School Implementation Project - Orchard Street	
NEW	Mission Boulevard Street Rehabilitation	
NEW	Palo Verde Street Median & Pavement Rehabilitation	
NEW	Pavement Rehabilitation Program	
NEW	San Bernardino Street Wall Enhancement	

Park Improvements	
17026	Reeder Ranch Park
17035; 17037; 21012	Sunset Park Beautification Project
21026	Saratoga Park Enhancement Project
NEW	Alma Hofman Park Improvements
NEW	MacArthur Park Improvements
Sewer Improvements	
19036	Monte Vista Avenue from Richton Street to Arrow Highway
21017	Monte Vista Avenue from Palo Verde Street to Benito Street
NEW	Monte Vista Avenue from Arrow Highway to Moreno Street
NEW	Monte Vista Avenue from Moreno Street to N/O I-10 Freeway
NEW	Monte Vista Avenue from Benito Street to Holt Boulevard
NEW	Moreno Street from Monte Vista Avenue to Fremont Avenue
NEW	Richton Street from Monte Vista Avenue to Montclair Transcenter
NEW	Arrow Highway from Monte Vista Avenue to Fremont Avenue
NEW	Holt Boulevard from Ramona Avenue to Monte Vista Avenue
NEW	Ramona Street from Holt Boulevard to State Street
NEW	State Street from Ramona Avenue to Pipeline Avenue