



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES

REGULAR ADJOURNED MEETING
February 25, 2019

COUNCIL CHAMBERS
5111 Benito Street, Montclair, California 91763

CALL TO ORDER

Vice Chair Flores 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: Vice Chair Flores, Commissioners Martinez, Rowley and Sahagun, City Planner/Planning Manager Diaz, Assistant Director of Housing/Planning Manager Caldwell, Associate Planner Nemeth, and Deputy City Attorney Holdaway

MINUTES

The minutes from the February 11, 2019 regular meeting were presented for approval. Commissioner Martinez moved to approve, Commissioner Rowley seconded, there being no opposition to the motion, the motion passed 4-0.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

a. PUBLIC HEARING - CASE NUMBER 2018-28

Project Address:	5566 Arrow Highway
Project Applicant:	5556 Arrow Highway LLC
Project Planner:	Yvonne Nemeth, Associate Planner
Request:	Precise Plan of Design for a proposed industrial/warehouse and associated site improvement

Associate Planner Nemeth reviewed the staff report, mentioning that the applicant, Mike Adams, was present in the audience for questions.

Commissioner Martinez commented that it was a beautiful project, tucked-in in a nice part of town with plenty of growth. He asked if they were going to subdivide it into smaller prospective tenant spaces.

Michael Adams, the applicant, stated they do not have any tenants as of yet and it is their intention or hope to find a single user, but they do want to have the flexibility of subdividing it into two tenants, but not more than two.

Commissioner Sahagun commented he was pleased we are trying to salvage as many trees as possible and asked if Montclair still had a special designation as a "tree city." City Planner/Planning Manager Diaz replied he thought we still had that designation. Commissioner Sahagun also thanked the applicant for having an on-site arborist to watch over the project and asked if our streets are capable of handling large, fully-loaded 18 wheelers, talking not only the streets themselves, but also what is under the streets (the water lines, etc.). City Planner/Planning Manager Diaz replied that it was his understanding that the City Engineer reviewed the staff report and did not identify any issues with respect to the condition of the streets. The street is 100 feet wide in that area so there is plenty of room to negotiate the turns in and out of the facility. Staff does not anticipate a major impact on the streets at the moment, we already have a warehouse building there that has about 18 docks themselves and he rarely sees a truck going in and out of that area. The street is not very crowded there and it leads to Central Avenue where you can go north or south appropriately to hit the freeways. Therefore, it is on a truck route that is interconnected with other truck routes. As indicated by Mr. Adams, this is a speculative building so the owner might be able to take and use the building and they may not have that many trucks either and then other small users so it is hard to predict how much truck traffic they will have at this point, but as far as he knew, the streets are in good shape and able to handle the anticipated traffic.

City Planner/Planning Manager Diaz commented that staff has made every effort to keep as many of the trees as we can so there will be a number of trees that will be removed just to be able to clear it up so there is room for the trees that remain and maybe add some more. The benefit of adding trees is that it sort of adds some streetscape as it is developed over time, but also will help to soften the impact of a new building right away. So, if you see trees going down, that is part of the plan, but we are retaining and adding trees as well. Commissioner Rowley

had an idea and recommendation to the applicant is to subdivide this large warehouse, you may want to make provisions to be able to have separate utilities for separate sections of the building. You are piped-in with just one water line and one gas, you have to subdivide, and you have one person being responsible for utilities for the whole property for each different business. With the possibility of that subdivision, you might want to, maybe not initially, take a look being able to provide utility for one side of the building to make it more attractive for someone who might want to come in and sublease. Mr. Adams thanked Commissioner Rowley for his recommendation.

Vice Chair Flores opened the public hearing.

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

Commissioner Martinez moved that, based upon evidence submitted, the Planning Commission finds the current application for the proposed industrial/warehouse building and related site improvements are categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15332 of the State CEQA Guidelines, which covers infill projects in significantly developed areas. 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 and newer industrial developments and uses in the vicinity, seconded by Commissioner Rowley, there being no opposition, the motion passed 4-0.

Commissioner Sahagun moved to approve the Precise Plan of Design request for the site plan, elevations, conceptual landscape plan, colors and materials associated with the proposed 95,429 square-foot industrial/warehouse building and associated site development improvements on the 4.48-acre site on the north side of Arrow Highway, per the submitted plans and as described in the staff report, subject to conditions of approval contained in Planning Commission Resolution No. 18-1925, Commissioner Rowley seconded, there being no opposition to the motion, the motion passed 4-0.

b. Bi-annual Planning Commission reorganization

City Planner/Planning Manager Diaz stated that because of the promotion of Chair Johnson to the City Council, we have a vacancy to fill in a few months, but in the meantime, wanted to reorganize and nominate a new Chair and a Vice Chair as well. We need to have those roles filled, even though we are short one for the time being. Commissioner Sahagun asked if the term is one year or two years. City Planner/Planning Manager Diaz stated he believed it is a two-year appointment, but we are kind of realigning the thing, with Council's blessing, on what the timeframes will be just to sort of make things easier. The odd years between the Planning Commission's positions being open for nominations to replace and then the Community Action Committee's would be on opposite years so they are not always in conflict with each other. At least for the moment, we want to reorganize.

City Planner/Planning Manager Diaz opened the floor to any nominations for the position of Chair. Commissioner Sahagun nominated Commissioner Rowley for Chair, Commissioner Flores seconded. Commissioner Martinez nominated Commissioner Flores for Chair. Nominations for Chair were closed and a vote taken. Those in favor of Commissioner Rowley as Chair were Commissioner Sahagun, Commissioner Flores, and Commissioner Martinez; Commissioner Rowley abstained (3-1-0).

City Planner/Planning Manager Diaz opened the floor to any nominations for the position of Vice Chair. Commissioner Martinez nominated Commissioner Flores for Vice Chair, Commissioner Sahagun seconded. Nominations for Vice Chair were closed and a vote taken. Those in favor of Commissioner Flores as Vice Chair were Commissioner Sahagun, Commissioner Flores, Commissioner Rowley and Commissioner Martinez (4-0-0).

Congratulations to Chair Rowley and Vice Chair Flores.

INFORMATION ITEMS

Commissioner Sahagun attended the meeting at Vernon Middle School regarding Measure K and brought a couple packets to share regarding how the bond money is spent.

Chair Rowley adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Laura Embree
Recording Secretary