



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
July 8, 2019

COUNCIL CHAMBERS
5111 Benito Street, Montclair, California 91763

CALL TO ORDER

Chair Rowley called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Eaton led those present in the salute to the flag.

ROLL CALL

Present: Chair Rowley, Commissioners Eaton, Martinez, Sahagun and Sanchez, City Planner/Planning Manager Diaz, Assistant Director of Housing/Planning Manager Caldwell and Deputy City Attorney Holdaway

MINUTES

The minutes from the May 13, 2019, regular meeting were presented for approval. Commissioner Sahagun moved to approve, Commissioner Martinez seconded, there being no opposition to the motion, the motion passed 3-0, with Commissioner Eaton and Commissioner Sanchez abstaining, due to not being present at that meeting.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

a. Special Planning Commission election

Commissioner Sahagun nominated Commissioner Martinez for Vice Chair, seconded by Commissioner Sanchez.

Commissioner Martinez nominated Commissioner Sahagun for Vice Chair, seconded by Chair Rowley.

City Planner/Planning Manager Diaz called for a vote for Commissioner Martinez as Vice Chair. Yes votes were Commissioner Sahagun, Commissioner Eaton, Commissioner Sanchez, and Chair Rowle, which means Commissioner Martinez is the new Vice Chair..

b. PUBLIC HEARING - CASE NUMBER 2019-08

Project Address: 10575 Central Avenue

Project Applicant: Monte Vista Water District

Project Planner: Michael Diaz, City Planner

Request: A Resolution of the Planning Commission of the City of Montclair making responsible agency findings pursuant to California Environmental Quality Act.; and approving a Conditional Use Permit, Variance, and Precise Plan of Design under Case Number 2019-08 for the proposed use and the site plan, floor plans, elevations, conceptual colors and materials, and conceptual landscape plan for the renovation of the Monte Vista Water District's (MVWD) existing facility, including the construction of a new administrative building and corporate yard facilities.

Chair Rowley and Vice Chair Martinez recused themselves. Deputy City Attorney Holdaway explained that when a Planning Commissioner has a conflict of interest based on a source of income or employment, it is appropriate to announce publicly the nature of that conflict and recuse onself by stepping away from the dais and leaving the room. If the Chair and Vice Chair both have a conflict, the gavel could be passed to the most senior remaining member of the Planning Commission and proceed on that basis. We would listen to the statement of conflict first. Commissioner Martinez stated he is a Director on the Board of Directors for Monte Vista Water District and recused himself. Chair Rowley stated he is currently the Customer Service Supervisor at the Monte Vista Water District and recused himself. Commissioner Sahagun acted as temporary Chair for the item.

City Planner/Planning Manager Diaz reviewed the staff report, mentioning that the architect was present in the audience to answer any questions.

Commissioner Sahagun opened the public hearing.

Van Jew, architect for the applicant, Monte Vista Water District, stated that Bill Costa, architect, was also present in the audience. He wanted to thank staff for its hard work in helping bring this item forward. Staff has been great to work with and he thanked the Commission for its consideration of the project.

Commissioner Sahagun understood it will be built in phases because of the complexity over a two and one-half year period. Regarding the letter to those within the 300-foot radius and the publication that some of the comments were from agencies and he wondered if the Commission could hear some of the comments and also wanted to clarify that none of the residents commented. City Planner/Planning Manager Diaz stated that when you send out a CEQA notification, you send it to particular agencies. We would be one as an agency, we did not have any comments and to his knowledge, they did not receive any other than the standard comments that we get from the Native American tribes mentioned earlier and they do have a condition that has been reflected and carried over into our conditions of approval that they continue to abide by that and those are basically it.

Commissioner Sahagun stated he drove the site and it has grown quite a bit and a beautiful design and looks like a very nice project. The old fire station and asked if it was considered a historical monument to Montclair because it used to be the former fire station. City Planner/Planning Manager Diaz stated to his knowledge it has not been nominated for a historical resource. He did not think that people remember it being an early building in terms of the city's incorporation from that time period.

Commissioner Eaton recollected that she did not think that the old fire station had any significance. It was the site of one of the first youth centers after that building closed, but that is the only significance there. Commissioner Sahagun stated he was glad that it was not being demolished because of its relevance. Commissioner Eaton stated it was the first structure dedicated to the fire department and after it was no longer in use, there was a youth center there for a couple of years. She thought it would be of interest to note those facts inside the building somewhere, but it is not a historic landmark.

Commissioner Sanchez asked about the reference to a temporary site for the buildings and where will it be located. Mr. Jew commented that it will be constructed in three or four phases and during those three or four phases, they will be moving staff around as they construct in one area and rotating where the construction is at and where staff will be located. Half the staff will be relocated to one of their plant sites at their Field Services Department, the Maintenance Department will be moved to another site, but most of the staff, especially Customer Service will still be at the site so the customers do not have to go to another location, there will be signs directing them where to go.

City Manager, Ed Starr, commented that he was saying what Mr. Diaz said in that staff has worked long and hard on this project, we have enjoyed the relationship we have with Monte Vista Water District over the course of the years and we are happy to see this project move forward and are glad it is finally before the Planning Commission, we have two new Commissioners, who enabled this project to come forward this evening and with the presumed approval, we are excited to see it get started.

Hearing no other comments, Commissioner Sahagun closed the public hearing.

Commissioner Sahagun thanked the water district for working closely with staff and wondered if with the new design, emergency back up systems will be in place. Mr. Jew replied that they have a mitigation plan in place, probably time to update it again, but work very closely with the city in producing that plan so if there is a disaster in our community we can work together and use our resources to help one another. Commissioner Sahagun mentioned the recent earthquake activity near Ridgecrest as an example.

Commissioner Sanchez moved, Commissioner Eaton seconded to find that the MND is adequate for use by the City as a responsible agency for the Project, that the potentially significant environmental impacts identified in the MND will be mitigated to a level of less than significant with the implementation of the mitigation measures that were identified in the MND, and that there will be no significant impact on the environment as a result of the City's approval of the Entitlements; there being no opposition to the motion, the motion passed 3-0; and

Commissioner Sahagun moved, Commissioner Sanchez seconded, to direct staff to prepare, execute and file a Notice of Determination with the San Bernardino County Clerk within five (5) working days of the approval of the proposed Project, there being no opposition to the motion, the motion passed 3-0; and

Commissioner Sanchez moved, Commissioner Eaton seconded to approve a Conditional Use Permit request under Case No. 2019-8 to allow for a Civic Administration and Utility Facility per the Holt Boulevard Specific Plan (HBSP), there being no opposition to the motion, the motion passed 3-0; and

Commissioner Sanchez moved, Commissioner Eaton seconded, to approve a Variance under Case No. 2019-8 to allow for screening and security fences and/or walls to be placed within the required Central Avenue street frontage setback area, there being no opposition to the motion, the motion passed 3-0; and

Commissioner Sahagun moved, Commissioner Sanchez seconded, to approve Precise Plan of Design for the site plan, elevations, colors and materials, and landscape plan associated with the proposed MVWD renovation project 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. 19-1931, there being no opposition to the motion, the motion passed 3-0.

At this time, Chair Rowley and Vice Chair Martinez joined the Commission by retaking their seats and participating in the remainder of the public hearing.

c. PUBLIC HEARING - CASE NUMBER 2019-07

Project Address: 9625, 9635, 9645 and 9655 Monte Vista Avenue
Project Applicant: Chendu Holding, LLC

Project Planner: Christine S. Sanchez, Assistant Director of Housing/Planning Manager
Request: Conditional Use Permit and Precise Plan of Design to demolish medical office space and build a 62,000 s.f. two-story, 90-unit senior care facility with assisted living and memory care units

Assistant Director of Housing/Planning Manager Caldwell reviewed the staff report. She stated that the applicant has requested a change to one of the condition 1. N. and the applicant is requesting that we do not require the complete lot merger of all four lots into one lot at this time but to instead allow some lot line adjustments so there can be a construction loan going on for the first phase of development and also some permanent financing for the remainder so, in working with the Deputy City Attorney's office and working with the applicant, staff has developed some language that staff would like substituted in 1 n. and what staff is recommending is that prior to the issuance of a building permit for construction of the new 62,000 s.f. building, which is Phase 1, the applicant shall complete the appropriate lot merger and lot line adjustment to create new parcels 1 thru 3 so that no new building is constructed over a property line. Upon the completion of the new building of Phase 1 and prior to the issuance of a certificate of occupancy for said building, parcels 1 thru 3 shall be combined into a single parcel pursuant to recorded lot merger for the entire 3.9 acre site. A new reciprocal access agreement granting for parking and vehicular and pedestrian access shall be required as an interim measure until all three new parcels are merged and recorded.

- A. For environmental review, 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 find that there will be no significant impact on the environment as a result of the proposed construction of the 62,023 and 22,000-square-foot buildings and associated site improvements on the 3.98-acre site at 9625, 9635, and 9645 Monte Vista Avenue; and
 2. Adopt the proposed Mitigated Negative Declaration (MND) 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 the applicant to pay appropriate fees within five (5) days of this action.
- B. Consider approval of Planning Commission Resolution No. 19-1932 for the following actions:
1. Move to approve a Conditional Use Permit under Case No. 2019-07, approving a two-phased development project for the construction and operation of an assisted living and memory care facility with a total of 153 beds at 9625, 9635,

and 9645 Monte Vista Avenue, per the submitted plans and as described in the staff report, subject to the conditions of approval in attached Resolution No. 19-1932.

2. Move to approve the Precise Plan of Design request, under Case No. 2019-07, for the site plan, elevations, conceptual landscape plan, colors and materials, and other site plan improvements associated with the proposed 62,023-square-foot assisted living and memory care building, and for the remodel of the remaining buildings on the 3.98-acre site at 9625, 9635, 9645, and 9655 Monte Vista Avenue, per the submitted plans and as described in the staff report, subject to conditions of approval contained in Planning Commission Resolution No. 19-1932.

INFORMATION ITEMS

Chair Rowley adjourned the meeting at 8:11 p.m.

Respectfully submitted,



Laura Embree
Recording Secretary