



CITY OF MONTCLAIR
PLANNING COMMISSION MINUTES
REGULAR ADJOURNED MEETING
JANUARY 27, 2020
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

Chair Rowley led those present in the salute to the flag.

ROLL CALL

Present: Chair Rowley, Vice Chair Martinez, Commissioners Eaton, Sahagun and Sanchez, Community Development Director Diaz, Deputy Director of Economic and Community Development Caldwell, Associate Planner Gutierrez, and Deputy City Attorney Holdaway

MINUTES

None.

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2019-21
Project Address: 9328 and 9404 Central Avenue
Project Applicant: Costco Wholesale Corp
Project Planner: Silvia Gutierrez, Associate Planner
Request: Request to approve an amendment of the existing Conditional Use Permit and Precise Plan of Design to relocate and expand the existing fueling facility

The project was advertised for public review, but due to necessary changes to the Initial Study, the item is not ready for review and consideration by the Planning Commission.

Chair Rowley opened the public hearing.

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

Community Development Director Diaz stated that Costco is proposing to relocate the existing fuel facility from its current location, adjacent to Central Avenue, to further back west on the site so it will end up being on the northwest corner of the site. Costco is working on preparing an Initial Study for review and was unable to complete it. Staff is recommending that the item be continued and was just advised by the Deputy City Attorney that we continue the item for 30 days to February 24, 2020.

Commissioner Eaton moved to continue the item to the February 24, 2020 Planning Commission meeting, Commissioner Sahagun seconded, there being no opposition to the motion, the motion passed 4-0 (Commissioner Sanchez arrived to the meeting after the vote).

- b. PUBLIC HEARING – ORDINANCE NUMBER 2019-33
Project Address: 5319 Moreno Street
Project Applicant: Montclair Plaza Partners, LLC
Project Manager: Michael Diaz, Community Development Director
Request: Request to approve a Precise Plan of Design to allow the relocation and construction of a new freeway identification sign to replace an existing sign

Community Development Director Diaz reviewed the staff report. The move is being necessitated by the widening of the I-10 Freeway that is scheduled to begin soon, but these are some of the things that have to happen in order for that project to continue. The freeway is being widened approximately eight feet north, necessitating moving the existing sign. Staff recommends approval of the project. Mr. Silva from Inland Signs representing the owner, was present to answer questions.

Commissioners Sahagun and Rowley commented that it looks good and is a nice upgrade. Community Development Director Diaz stated that it is consistent with the changes they made within the center regarding the colors and façade changes.

Commissioner Martinez moved that, based on the evidence submitted, a finding is made that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 153302(b) and 15303(e) Class 2, in that the new freestanding freeway-oriented identification sign and EMC will be located on the same site as the existing sign replaced, and adjoining landscape area, and will have substantially the same purpose and capacity as the structure replaced, including but not limited to the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity; and, accessory (appurtenant) structures. Further, the project does not result in the physical expansion of any existing building and the project site is in an area where all public services and facilities (including ample supply of off-street parking) are available to allow for maximum development allowed as allowed by the underlying commercial zoning and the regional commercial land use designation assigned by the Montclair General Plan, seconded by Commissioner Eaton, there being no opposition to the motion, the motion passed 5-0.

Commissioner Sahagun moved to approve a Precise Plan of Design request under Case No. 2019-33, for the new and relocated freestanding freeway-oriented identification sign, subject to the conditions of approval contained in Resolution No. 20-1935, seconded by Commissioner Sanchez, there being no opposition to the motion, the motion passed 5-0.

- c. PUBLIC HEARING - CASE NUMBER 2019-36
 - Project Address: 9150 Benson Avenue
 - Project Applicant: BBNE Investments Montclair, LLC
 - Project Planner: Michael Diaz, Community Development Director
 - Request: Request to amend existing Conditional Use Permit and approve a Variance to upgrade and enlarge the existing electronic message center screen

Community Development Director Diaz reviewed the staff report. He commented that the owner of Giant RV, Mr. Barouti, as well as the sign representative, George Selzer, were present in the audience to answer questions.

Chair Rowley opened the public hearing.

George Selzer, owner Electravision Advertising, was also the original contractor of the existing sign; has installed all the signs for Giant RV since 2006. This has been a really nice dealership and this will just enhance it. He has been trying to get the owners to change it for a while because he is running out of parts to keep it going it will take the dealership to the next level.

Vice Chair Martinez asked if there are any dealerships with this type of sign already installed. Mr. Selzer replied yes, they have already changed out the locations in Murrieta and Colton. The Montclair location is the corporate store, Mr. Barouti is there every day so this is their flagship and they are really looking forward to the upgrade.

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

Commissioner Eaton moved that, based on the evidence submitted, a finding is made that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 153302(b) and 15303(e) Class 2, in that the new freestanding freeway-oriented identification sign and EMC will be located on the same site as the existing sign replaced, and adjoining landscape area, and will have substantially the same purpose and capacity as the structure replaced, including but not limited to the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity; and, accessory (appurtenant) structures. Further, the project does not result in the physical expansion of any existing building and the project site is in an area where all public services and facilities (including ample supply of off-street parking) are available to allow for maximum development allowed as allowed by the underlying commercial zoning and the regional commercial land use designation assigned by the Montclair General Plan, seconded by Commissioner Sahagun, there being no opposition to the motion, the motion passed 5-0.

Commissioner Sahagun moved to approve a Precise Plan of Development (PPD) for the modified design of the existing freeway-oriented identification sign and EMC screen at the subject site; subject to the conditions of approval contained in Resolution No. 20-1936, seconded by Commissioner Sanchez, there being no opposition to the motion, the motion passed 5-0.

Vice Chair Martinez moved to approve an amendment to the Conditional Use Permit under Case No. 2001-31 allowing the modification to the existing freeway-oriented identification sign and EMC at the subject site; subject to the conditions of approval contained in Resolution No. 20-1936, seconded by Commissioner Eaton, there being no opposition to the motion, the motion passed 5-0.

Commissioner Sanchez moved to approve a Variance allowing an increase in the size of the EMC screen size up to a maximum of 442 square feet, under Case No. 2019-36, subject to the conditions of approval contained in Resolution No. 20-1936, seconded by Vice Chair Martinez, there being no opposition, the motion passed 5-0.

INFORMATION ITEMS

Community Development Director Diaz commented that included in the Commissioners packets was a brochure for the Planning Commissioners Academy. We have enough budgeted to send two commissioners, it is in Sacramento. He asked to let him or Laura Embree know if interested in attending.

Community Development Director Diaz mentioned that the color purple is glowing on the building as a tribute to Kobe Bryant and the others who perished in the helicopter crash. With the upgrade to the Council Chambers, we now have the technology to do that.

Commissioner Eaton asked if the Municipal Code contains anything that limits the number of large screen displays along the freeway. Deputy City Attorney Holdaway replied the Code does not expressly limit the number of signs that can be placed along the freeway, but there is a requirement on the size of the parcel. Community Development Director Diaz stated what you see out there is generally all that we can accommodate. Two were already existing and the newest is the one at the mall.

Commissioner Sahagun asked if there were any new projects forthcoming. Community Development Director Diaz replied that every year it fluctuates. Last year we had up to 40 cases but not all need to come before the Commission. Some were handled by staff. In the New Year, we have two to three big projects coming your way once we can resolve some items regarding their proposals and those will be items you will review for recommendation to the City Council and are items they have been working on for a while. They are relatively complicated projects but very nice ones once they are done. The rest, we will have to wait and see what comes in and presents itself.

Deputy Director of Economic and Community Development Caldwell reminded the Commission that there is a scheduled joint meeting with the City Council to discuss the General Plan update on Wednesday, February 26th at 6:00 p.m. in the Council Chambers.

Chair Rowley adjourned the meeting at 7:47 p.m. in honor of Kobe Bryant, his daughter, and the others lost in the helicopter tragedy. His thoughts and prayers are with their families.

Respectfully submitted,

Laura Embree
Recording Secretary