



**REGULAR MEETING OF THE
MONTCLAIR PLANNING COMMISSION**

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

Monday, March 25, 2024
7:00 P.M.

To make a public comment or speak on an agenda item, including a public hearing, please complete a Speaker Card located in the Council Chambers or online before the meeting at <https://www.cityofmontclair.org/public-comment/>. Written comments (200-word limit per agenda item and 200-word limit for all non-agenda items combined) and requests to speak can also be emailed to pcclerk@cityofmontclair.org at least one hour before the meeting begins. The chair (or the meeting's Presiding Officer) will call on those who submitted requests to speak at the appropriate time during the meeting.

AGENDA

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

February 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** 2023-40

Location of Property 4711 and 4761 Mission Boulevard

Project Applicant WC Homes, LLC

Project Planner Christine Sanchez Caldwell

Request:

A request for an approval of Tentative Tract Map No. 20656 and Precise Plan of Design for a 22-lot single-family residential development. The project includes a Density Bonus request that would allow the initial 18-unit single-family development be increased by four units totaling 22 units. The Density Bonus request would require two of the four additional units to be restricted to lower-income home purchasers, along with one concession/one waiver from development standards in the form of reduced lot widths and lot area for five lots.

CEQA Determination:

The proposed project is to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332 of the State CEQA Guidelines, which covers infill projects in significantly developed areas. The

proposed 22-lot infill single-family residential development is consistent with the applicable policies of the General Plan, the City's zoning requirements, is less than five acres in area, has utilities present in the area to serve the development, and contains no rare or endangered plants or species.

B. CASE NUMBER 2023-43
Location of Property 9700 Central Avenue
Project Applicant H & S Energy, LLC
Project Planner Christine Sanchez Caldwell

Request:

A request for a Conditional Use Permit and Precise Plan of Design to demolish the existing building (cashier and ancillary sundry sales) and, in its place, construct and operate a 1,792 SF convenience store and 661 SF drive-thru car wash/equipment room in conjunction with an existing gasoline fueling station. One existing service bay and canopy will also be demolished as a part of the project.

CEQA Determination:

The proposed project qualifies as a Class 1 exemption under State California Environmental Quality Act (CEQA) Guidelines Section 15301, because the proposed project is on a fully developed site, there will be limited site changes not involving grading, and the new additions, convenience market and car wash, will not exceed 2,500 SF.

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 April 8, 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 March 21, 2024.