

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. 2023–24. 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.

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.