



**REGULAR MEETING OF THE  
MONTCLAIR PLANNING COMMISSION**

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

Monday, September 08, 2025  
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](mailto:pcclerk@cityofmontclair.org) at least one hour before the meeting begins.*

**AGENDA**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF MINUTES**

August 11, 2025

**5. BIENNIAL PLANNING COMMISSION REORGANIZATION**

**6. 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.*

**7. AGENDA ITEMS**

**A. CASE NUMBER**                      **2025-17**

**Location of Property**              **9507 Central Ave**

**Project Applicant**                  **Edward Pelenghian**

**Project Planner**                      **Dinora Ochoa, Assistant Planner**

**Request:**

This item was continued from the August 11, 2025, Planning Commission meeting. A request to continue the item to the next regularly scheduled Planning Commission meeting on September 22, 2025, for a Conditional Use Permit to establish a 400-square-foot outdoor dining patio with up to four

tables and eight seats in conjunction with Tamales Jalisco, an 860-square-foot restaurant located at 9507 Central Avenue, Unit D, within a 15,500-square-foot multi-tenant shopping center.

**CEQA Determination:**

The Planning Division has determined this project to be categorically exempt from the California Environmental Quality Act (CEQA) requirements. The proposed exterior building and site improvements are categorically exempt pursuant to Section 15301 of the State CEQA Guidelines. The project qualifies because it is on a fully developed site and involves minor exterior and interior improvements, and limited site changes will not involve grading. As such, there is no substantial evidence the project will pose a potentially significant impact to the environment.

- B. CASE NUMBER**                      **2025-26**  
**Location of Property**              **5473 San Jose Street**  
**Project Applicant**                  **Andalusia Dev LLC**  
**Project Planner**                    **Dinora Ochoa, Assistant Planner**

**Request:**

A request to approve Tentative Parcel Map No. 21020 to allow the subdivision of a 15,000-square-foot property located at 5473 San Jose Street, within the R-1 (Single-Family Residential) zoning district, into two residential parcels. The proposed subdivision would result in two parcels measuring approximately 7,833 and 7,591 SF in size.

**CEQA Determination:**

The Planning Division has determined this project to be categorically exempt from the under Section 15315 of the California Environmental Quality Act (CEQA) Guidelines as a minor land division involving four or fewer parcels. The project meets all required criteria, including that the parcels have access to existing public streets and utilities, and the subdivision is in conformance with the General Plan and applicable zoning regulations. As such, there is no substantial evidence the project will pose a potentially significant impact to the environment.

- C. CASE NUMBER**                      **2025-30**  
**Location of Property**              **5053 and 5065 Mission Boulevard**  
**Project Applicant**                  **WC Homes, LLC**  
**Project Planner**                    **Christine Sanchez Caldwell, Economic Development Consultant**

**Request:**

A request for approval of Tentative Tract Map No. 20765 and Precise Plan of Design for a 42-unit three-story residential townhome development on a

vacant 1.64-acre site within the Neighborhood Edge zone of the Corridors Code. The subject site is currently comprised of two separate lots addressed as 5053 and 5065 Mission Boulevard that will be merged into one lot pursuant to approval of the Tentative Tract Map for condominium purposes. The proposed development is a for-sale project.

#### **CEQA Determination:**

The Planning Division has determined this project 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.

### **8. 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.*

### **9. ADJOURNMENT**

*The next regular meeting of the Planning Commission will be held on September 22, 2025, 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](http://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](mailto: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 4, 2025.