



**MONTCLAIR
REGULAR MEETING OF THE
MONTCLAIR PLANNING COMMISSION**

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

Tuesday, May 26, 2026
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.

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

April 13, 2026 and April 27, 2026

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. PUBLIC HEARING

CASE NO. 2025-49

Location of Property

5275 Holt Blvd, Units A-C

Project Applicant

LSG1 Cardenas Marketplace LLC

Project Planner

Dinora Ochoa, Assistant Planner

Request: A request for a Conditional Use Permit (CUP) to allow a Type 47 License (On-Premises consumption of Beer and Wine) in conjunction with bona fide meals in a proposed 3,093 SF restaurant.

CEQA Determination:

The proposed on-premises sale of beer and wine in conjunction with a bona fide eating establishment is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the

D. PUBLIC HEARING

CASE NO. 2026-03

Location of Property

5555 Vernon Court

Project Applicant

SBRM Holdings, LLC

Project Planner

Silvia Gutiérrez, Senior Planner

Request: A request for approval of a Precise Plan of Design (PPD) to construct a 1,513 SF one-story single-family home with an attached 427 SF two-car garage, and a detached, one-story 923 SF accessory dwelling unit on a vacant 7,800 SF area.

CEQA Determination:

The Planning Division has determined that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines, which applies to the construction of a new single-family residence and accessory structures in a residential zone. The project consists of the development of a single-family residence and detached accessory dwelling unit on an infill residential lot within an established urbanized neighborhood. The site is fully served by existing public utilities and infrastructure and is surrounded by similar residential development. The project is consistent with the applicable General Plan land use designation and R-1 zoning standards for the site. There is no substantial evidence in the record demonstrating that the project may result in a significant effect on the environment, including any unusual circumstances that would preclude the use of this exemption.

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 meetings of the Planning Commission will be held on June 8, 2026, 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 May 21, 2026.