



REGULAR ADJOURNED MEETING OF THE
MONTCLAIR PLANNING COMMISSION
to be held in the Council Chambers
5111 Benito Street, Montclair, California

Monday, July 12, 2021
7:00 p.m.

Remote Participation Information:

Zoom Link: <https://zoom.us/j/95858571900>
Dial Number: 1-(669)-900-6833
Meeting ID: 958 5857 1900

*If you want to make a public comment or speak on an agenda item, including public hearing, please complete a Speaker Card in the Council Chambers or at <https://www.cityofmontclair.org/public-comment/>. The Chair (or the meeting's Presiding Officer) will call on those who submitted requests to speak at the appropriate times during the meeting. Those who did not submit a request to speak who are present at the meeting location may raise their hand during Public Comment to request to speak. Those participating remotely may request speak using the "raise hand" function in Zoom or may dial *9 if on the phone, and then *6 to un-mute when called on to speak. 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 planning@cityofmontclair.org at least one hour before the meeting begins.*

REVISED AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chair Vacant, Vice Chair Manny Martinez, Commissioner Sergio Sahagun, Commissioner Ginger Eaton, Commissioner Jaso Sanchez, Commissioner Krishna Patel

4. APPROVAL OF MINUTES

None.

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 a Speaker/Virtual Speaker Card as described above.

6. AGENDA ITEMS

- a. PUBLIC HEARING – CASE NUMBER 2008-7’B’
Project Address: 10240-10244 Central Avenue
Project Applicant: Gardner Family Trust
Project Planner: Silvia Gutiérrez, Associate Planner
Request: Conditional Use Permit (CUP) Amendment and a Precise Plan of Design to allow a 1,440 square foot addition to the Los Portales Mexican Grill Restaurant and expansion of the existing Type 47 (On-Sale Beer, Wine, and Spirits) license.

- b. PUBLIC HEARING – CASE NUMBER 2019-22
Project Address: Citywide
Project Applicant: City of Montclair
Project Planner: Yvonne Nemeth, Associate Planner
Request: Zoning Code Amendment repeal and replace Chapter 11.73, add Chapter 11.77, and amend Chapter 11.46 pertaining to Wireless Telecommunication Facilities (WTF) constructed on private and public land within the City.

- c. PUBLIC HEARING – CASE NUMBER 2021-18
Project Address: 8801 Central Avenue, Unit F
Project Applicant: Lee Pan Montclair, LLC
Project Planner: Yvonne Nemeth, Associate Planner
Request: A request for a Conditional Use Permit (CUP) to operate a tattoo and piercing studio in an existing 2,654 square foot tenant space within the multi-tenant “Montclair Village Plaza.”

- d. Planning Commission reorganization

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 to 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. PUBLIC INSPECTION OF MATERIALS

Reports, backup materials, and additional materials related to this project item can be viewed on our website www.cityofmontclair.org by clicking on the agenda for July 12, 2021.

9. ADJOURNMENT

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of July 26, 2021, at 7:00 p.m.

CERTIFICATION OF AGENDA POSTING

I, Michael Diaz, Community Development Director for the City of Montclair, hereby certify that a copy of this agenda has been posted on the bulletin board adjacent to the south door of Montclair City Hall on July 8, 2021.