



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

Monday, November 22, 2021
7:00 p.m.
Remote Participation Information:

Zoom Link: <https://zoom.us/j/98083128248>
Dial Number: 1-(669)-900-6833
Meeting ID: 980 8312 8248

*If you want to make a public comment or speak on an agenda item, including at the 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 to speak using the "raise hand" function in Zoom or may dial *9 if on the phone, and then *6 to unmute 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.*

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chair Manny Martinez, Vice Chair Jaso Sanchez, Commissioner Sergio Sahagun,
Commissioner Ginger Eaton, and 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 2021-25
(continued from the October 25, 2021, Planning Commission meeting)
Project Address: 4583 Holt Boulevard
Project Applicant: Realogic Investments, LLC
Project Planner: Silvia Gutiérrez
Request: Conditional Use Permit and Tentative Tract Map to subdivide air space for a 5-unit office condominium

- b. PUBLIC HEARING – CASE NUMBER 2021-31
Project Address: 5515 Holt Boulevard
Project Applicant: Shenoty Fuel, LLC
Project Planner: Silvia Gutiérrez
Request: Conditional Use Permit and Precise Plan of Design to re-establish a gas station use with a drive-thru car wash and convenience store on a 1.24-acre parcel with an ABC Type 20 off-sale license to sell beer and wine

- c. PUBLIC HEARING – CASE NUMBER 2021-32
Project Address: 5220 Moreno Street and 9052 Central Avenue
Project Applicant: 5060 Montclair Plaza Lane Holdings Venture, LLC & Target Corporation
Project Planner: Christine S. Caldwell
Request: Conditional Use Permit and Precise Plan of Design request to allow the construction of a 3,800-square-foot full-service sit-down restaurant with outdoor dining and drive-thru service.

- d. PUBLIC HEARING – CASE NUMBER 2019-26
Project Address: 10330 – 10338 Central Avenue
Project Applicant: Ismail Emilie Living Trust
Project Planner: Silvia Gutiérrez
Request: Time Extension Request for Conditional Use Permit, Precise Plan of Design and Variance

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 November 22, 2021.

9. ADJOURNMENT

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of December 13, 2021, at 7:00 p.m.

CERTIFICATION OF AGENDA POSTING

I, Michael Diaz, Director of Community Development 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 November 18, 2021.