



REGULAR ADJOURNED MEETING OF THE  
MONTCLAIR PLANNING COMMISSION

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

**Monday, April 25, 2022 7:00 p.m.**

Remote Participation Information:  
Zoom Link: <https://zoom.us/j/95858571900>  
Dial Number: 1-(669)-900-6833  
Meeting ID: 95858571900

*To make a public comment or speak on an agenda item, including a public hearing, please complete the online public comment form at <https://www.cityofmontclair.org/public-comment/>. 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 [pcclerk@cityofmontclair.org](mailto:pcclerk@cityofmontclair.org) at least one hour before the meeting begins. The chair (or the meeting's Presiding Officer) will call on those who submitted requests to speak at the appropriate time during the meeting. Those participating remotely may request to speak using the "raise hand" function in Zoom (dial \*9 if on the phone, and then \*6 to un-mute when called on to speak).*

**AGENDA**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

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

**4. APPROVAL OF MINUTES**

The minutes from the April 11, 2022 meeting were presented for approval.

**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 NUMBER 2022-07  
Project Address: 5006-5010 Mission Boulevard  
Project Applicant: New Crossings Development, LLC  
Project Planner: Silvia Gutiérrez  
Request: General Plan Amendment to modify land use designation to Business Park, a Parcel Map to consolidate the three existing parcels into one parcel, and a Precise Plan of Design for an industrial/warehouse building and associated site improvements
  
- b. PUBLIC HEARING – CASE NUMBER 2022-08  
Project Address: 9950 Monte Vista Avenue  
Project Applicant: Bethany Baptist/Vertical Bridge  
Project Planner: Michael Diaz  
Request: Conditional Use Permit and Precise Plan of Design to allow a 65-foot high wireless telecommunication tower on the Bethany Baptist Church campus
  
- c. PUBLIC HEARING – CASE NUMBER 2022-17  
Project Address: 8801 Central Avenue, Unit A  
Project Applicant: Lee Pan Montclair, LLC  
Project Planner: Christine S. Caldwell  
Request: Conditional Use Permit request for an ABC Type 41 on-site beer and wine sales at an existing sit down restaurant

**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/agendas](http://www.cityofmontclair.org/agendas) by clicking on the Planning Commission agenda for April 11, 2022.

**9. ADJOURNMENT**

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of May 9, 2022, at 7:00 p.m.

**CERTIFICATION OF AGENDA POSTING**

I, Laura Embree, Administrative Secretary for the City of Montclair, hereby certify that a copy of this agenda has been posted on the bulletin board adjacent to the north door of Montclair City Hall on April 21, 2022.