



REGULAR ADJOURNED MEETING OF THE
MONTCLAIR PLANNING COMMISSION

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

Monday, December 12, 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 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

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 an online public comment form as described above.

6. AGENDA ITEMS

- a. PUBLIC HEARING: CASE NUMBER 2022-38
Project Address: 4100 Mission Boulevard
Project Applicant: Landex Corp, LLC
Project Planner: Christine Sanchez Caldwell
Request: A Variance for a reduced building side setback and a Precise Plan of Design for on-site and building improvements, including new buildings, landscaping and associated site improvements

ENVIRONMENTAL ASSESSMENT: The project is deemed exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 of State CEQA Guidelines, in that Class 32 covers infill projects in significantly developed areas. The proposed industrial condominium project on the underdeveloped site is consistent with the applicable policies of the General Plan, Manufacturing Industrial Park (MIP) zone, is on a parcel less than five acres in area, has utilities present in the area to serve the development, and would not result in any significant effects related to traffic, noise, air quality, or water quality.

- b. PUBLIC HEARING: CASE NUMBER 2022-41
Project Address: 4875 Mission Boulevard, Unit H
Project Applicant: IRealty Development, LLC
Project Planner: Silvia Gutierrez
Request: Conditional Use Permit (CUP) request to allow a martial arts studio within a 3,500-square-foot lease space of an existing multi-tenant center located in the Restricted Commercial zone (C-2).

ENVIRONMENTAL ASSESSMENT: The project is deemed categorically exempt from the requirements of the California Environmental Quality Act (CERQA), pursuant to Section 15301 Class1 (a) of the State CEQA Guidelines. The project qualifies because it applies only to the leasing of an existing building requiring only minor interior and/or exterior alterations. There is no substantial evidence the project will pose a significant impact to the environment.

- c. CASE NUMBER: 2022-44
Project Address: 5480 San Jose Street
Project Applicant: Andrew Garcia
Project Planner: Christine Sanchez Caldwell
Request: Precise Plan of Design to construct a 2,198-square-foot, two-story home on the vacant lot, including an exterior remodel to the existing 740-square-foot guest house.

ENVIRONMENTAL ASSESSMENT: The project is deemed categorically exempt from the requirements of the California Environmental quality Act (CEQA), Section 15303(a) of the State CEQA Guidelines, which exempts the construction of a single-family residence or second dwelling unit in a residential zone. The proposed is consistent with the applicable City zoning requirements.

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 by clicking on the Planning Commission agenda for December 12, 2022.

9. ADJOURNMENT

City Hall will be closed Thursday, December 22, 2022 through Monday, January 2, 2023 and will re-open on Tuesday, January 3, 2023. The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of January 9, 2023 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 was posted on the bulletin board adjacent to the north door of Montclair City Hall on December 8, 2022.