



REGULAR ADJOURNED MEETING OF THE  
MONTCLAIR PLANNING COMMISSION

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

**Monday, November 28, 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 [cclerk@cityofmontclair.org](mailto:cclerk@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 June 27, 2022 meeting are presented for approval.

The minutes from the July 25, 2022 meeting are 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 2021-07
	Project Address:	Northwest corner Mission Boulevard and Ramona Avenue
	Project Applicant:	Mission Blvd Industrial Owner, LP
	Project Planner:	Michael Diaz
	Request:	A General Plan Map Amendment, Zone Change, a Tentative Tract Map No. 20381, and a Precise Plan of Design to develop an eight-building industrial business park, named the “ <i>Mission and Ramona Business Park</i> ,” on a 27.74-acre site at the northwest corner of Mission Boulevard and Ramona Avenue. ]

**ENVIRONMENTAL ASSESSMENT:** In compliance with California Environmental Quality Act (CEQA), a Draft Environmental Impact Report (“DEIR”) was prepared to analyze the potential environmental impacts that may result from the implementation of the proposed Project. The DEIR evaluated potential environmental impacts associated with the implementation of the Project and provides information regarding short-term, long-term, direct, indirect, and cumulative environmental effects of the Project. It also identified feasible mitigation measures and/or alternatives that would minimize or eliminate the potentially significant impacts associated with the implementation of the Project.

Click on the link below to access the document:

<https://www.cityofmontclair.org/current.projects-in-montclair/>

## **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](https://www.cityofmontclair.org/agendas) by clicking on the Planning Commission agenda for November 28, 2022.

## **9. ADJOURNMENT**

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of December 12, 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 was posted on the bulletin board adjacent to the north door of Montclair City Hall on November 23, 2022.