



REGULAR ADJOURNED MEETING OF THE  
MONTCLAIR PLANNING COMMISSION  
to be held virtually via the Zoom platform

Monday, February 14, 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 November 22, 2021 meeting were presented for approval.

The minutes from the January 10, 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 2021-35  
Project Address: 5275 Holt Boulevard Units L, K, and M  
Project Applicant: CFG R&I, Corporation  
Project Planner: Silvia Gutiérrez  
Request: Conditional Use Permit request to allow an ABC Type 41 License (On-Premises Sale of Beer and Wine) in conjunction with bona fide meals within the dining area of Kickin' Crab Seafood House Restaurant.
  
- b. PUBLIC HEARING – CASE NUMBER 2021-37  
Project Address: 4468 Holt Boulevard Units B and C  
Project Applicant: 4480 HOLT BLVD MONTCLAIR LLC/KZMB LLC  
Project Planner: Silvia Gutiérrez  
Request: Conditional Use Permit request to allow an ABC Type 41 License (On-Premises Sale of Beer and Wine) in conjunction with bona fide meals within the dining area of Tacos La Bufadora Baja Grill 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 February 14, 2022.

**9. ADJOURNMENT**

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of February 28, 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 February 10, 2022.