



REGULAR ADJOURNED MEETING OF THE
MONTCLAIR PLANNING COMMISSION

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

Monday, June 26, 2023
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. CASE NUMBER 2023-06
Project Address: 9645 Central Avenue
Project Applicant: Brito Brothers Property LLC
Project Planner: Silvia Gutiérrez
Request: Requests for a Conditional Use Permit (CUP) to allow the sale of alcoholic beverages (Type 47 ABC On-sale License) in an existing 4,800 SF restaurant and the addition of covered outdoor dining and a Precise Plan of Design (PPD) for the related exterior site and building improvements including the construction of a 1,280 SF patio outdoor dining area, a 169 SF front tower entry, and 200 SF rear covered entry. The applicant is also requesting a Variance from the front setback from 75 feet to 20 feet. The subject restaurant is developed on a 1.07-acre site that encompasses two parcels that shall be merged.

Environmental Assessment

The Planning Division has determined the project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15301 of the State CEQA Guidelines. The project qualifies because the proposed improvements include building addition of less than 2,500 square feet to an existing structure on a fully developed site, with no grading, and involves minor interior improvements.

- b. CASE NUMBER 2023-16
Project Address: 5404 Moreno Street, Units A and B
Project Applicant: J A C Windows, Inc.
Project Planner: Silvia Gutiérrez
Request: Request for a Conditional Use Permit (CUP) to establish a church use within two vacant lease spaces that encompass approximately 4,728 SF at the address referenced below. The subject project is proposed to be located within a multiple-tenant commercial building on a 1.45-acre parcel.

Environmental Assessment

The Planning Department has determined this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 Class 1 (a) of the State CEQA Guidelines. The project qualifies because the application applies only to the leasing of an existing building requiring only minor interior and/or exterior alterations. Moreover, there is no substantial evidence the project will pose a significant impact on the environment.

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 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 June 26, 2023.

9. ADJOURNMENT

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of July 10, 2023, at 7:00 p.m.

**CERTIFICATION OF
AGENDA POSTING**

I, Michael Diaz, Secretary of the Montclair Planning Commission, hereby certify that a copy of this agenda was posted on the bulletin board adjacent to the north door of Montclair City Hall on June 22, 2023.