



REGULAR ADJOURNED MEETING OF THE  
MONTCLAIR PLANNING COMMISSION

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

**Monday, February 13, 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](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**

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: Tentative Parcel Map, Variance and Precise Plan of Design

**Environmental Assessment**

The Planning Division has determined this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332.

- b. Update and information regarding future items.

**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 13, 2023.

**9. ADJOURNMENT**

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of February 27, 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 February 9, 2023.

## Report on Item Number 6.a

### PUBLIC HEARING – CASE NUMBER 2022-38

|                             |  |
|-----------------------------|--|
| APPLICATION TYPE(S)         | Tentative Parcel Map, Variance, and Precise Plan of Design |
| NAME OF APPLICANT(S)        | Landex Corp., LLC  |
| LOCATION OF PROPERTY        | 4100 Mission Boulevard                                     |
| GENERAL PLAN DESIGNATION    | Business Park  |
| ZONING DESIGNATION          | Manufacturing Industrial Park (MIP)                        |
| EXISTING LAND USE           | Vacant Parcels   |
| ENVIRONMENTAL DETERMINATION | Categorically Exempt (Section 15332)                       |
| PROJECT PLANNER             | Christine Sanchez Caldwell                                 |

#### **Project Description**

Staff is requesting this item be continued to provide the applicant additional time to revise the proposed Tentative Parcel Map No. 20694 in response to City Engineer's comments and corrections for the map. This is the second request to continue the Commission's review of the proposed project. The original date set for reviewing the project was set for the Planning Commission's December 12, 2022, meeting.

Although the applicant and his engineer have been working with the City Engineer's office to address the identified issues, the process has not yet been completed to allow the project to move forward for entitlement review as advertised in the *Inland Valley Daily Bulletin* for the February 13, 2023, meeting. The public hearing notice for this meeting was published on February 3, 2023, and notices were mailed to property owners within a 300-ft. radius of the subject site.

The associated development proposal is for a new three-building industrial development on a site of approximately 1.01 acres in size. Currently, the site is comprised of nine separate, small-sized, parcels that would be reconfigured by the parcel map into three larger developable parcels served by a private street.

Staff recommends the Planning Commission continue this item to its March 13, 2023, meeting to provide the applicant additional time to satisfy the City Engineer's requirements to deem the Tentative Parcel Map proposal complete. By continuing the item specifically to the Commission's regularly scheduled March 13, 2023, hearing date no further public notice would be required.

Respectfully submitted,



Michael Diaz  
Director of Community Development

MD:csc