



REGULAR ADJOURNED MEETING OF THE  
MONTCLAIR PLANNING COMMISSION

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

**Monday, August 14, 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. **SWEARING-IN CEREMONY OF APPOINTED AND REAPPOINTED COMMISSIONERS**
4. **ROLL CALL**

Chair Manny Martinez, Vice Chair Jaso Sanchez, Commissioner Xavier Mendez, Commissioner Krishna Patel, and Commissioner Sergio Sahagun

5. **APPROVAL OF MINUTES**

The minutes from the March 13, 2023, meeting were presented for approval.  
The minutes from the May 22, 2023, meeting were presented for approval.

6. **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.

**7. AGENDA ITEMS**

- a. CASE NUMBER 2023-18  
Project Address: 5483 Moreno Street  
Project Applicant: Costa Mesa, LLC  
Project Planner: Silvia Gutiérrez  
Request: Precise Plan of Design (PPD) request for the site plan, elevations, landscape plan, colors, and materials associated with the proposed remodel of an existing 28,000 SF building to accommodate a robotic tire installation facility and associated site development improvements on the 1.62-acre site at 5483 Moreno Street.

Environmental Assessment

The Planning Division has determined this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), The proposed exterior building and site improvements are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. The project qualifies because it is on a fully developed site and involves minor exterior and interior improvements and limited site changes will not involve grading. As such, there is no substantial evidence the project will pose a potentially significant impact to the environment.

**8. 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.

**9. 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 August 14, 2023.

**10. ADJOURNMENT**

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of August 28, 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 August 10, 2023.