



**MONTCLAIR**  
**REGULAR MEETING OF THE**  
**MONTCLAIR PLANNING COMMISSION**

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

Monday, November 27, 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 a Speaker Card located in the Council Chambers or online before the meeting 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).*

*Please be advised that those participating via Zoom do so at their own risk. The meeting will not be suspended or cancelled if any technical issues occur during the meeting.*

## **AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**

August 14, 2023

August 28, 2023

- 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            2023-35**

**Location of Property    Citywide**

**Project Applicant        Amarok, LLC**

**Project Planner           Michael Diaz**

**Request:**

A request for a Zoning Code Amendment to allow Electrified Security Fencing within the City of Montclair

**CEQA Determination:**

The Planning Division has determined this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures) of the CEQA Guidelines.

**B. CASE NUMBER                    2023-39**

**Location of Property   Single Family Residential Zones**

**Project Applicant        City of Montclair**

**Project Planner            Silvia Gutiérrez**

**Request:**

A request for a Zoning Code Amendment allowing Urban Lots Splits and Two-Unit residential projects in single family residential zones in compliance with Senate Bill 9 ("SB 9")

**CEQA Determination:**

The proposed Zoning Code Amendment Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to California Government Code sections 65852.21, subdivision. (j), and 66411.7, subdivision. (n), the adoption of an ordinance by a city or county implementing the provisions of Government Code section 66411. 7 and 65852.21, which is California's SB 9 Law and which regulates urban lot splits and two-unit projects, is statutorily exempt from the requirements of the California Environmental Quality Act ("CEQA").

**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. ADJOURNMENT**

*The next regular meeting of the Planning Commission will be held on December 11, 2023, at 7:00 P.M.*

Reports, backup materials, and additional materials related to any item on this Agenda distributed to the Planning Commission after the publication of the agenda packet are available for public inspection on the City's website at [www.cityofmontclair.org/agendas](http://www.cityofmontclair.org/agendas) or at Montclair City Hall in the Community Development Department located at 5111 Benito Street, Montclair, from 7:00 A.M. to 6:00 P.M., Monday through Thursday.

If you need special assistance to participate in this meeting, please call (909) 625-9477 or e-mail [pcclerk@cityofmontclair.org](mailto:pcclerk@cityofmontclair.org). Notification prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

**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 November 22, 2023.