

**CITY OF MONTCLAIR**  
**PLANNING COMMISSION AGENDA**  
5111 Benito Street, Montclair, CA  
March 28, 2005 – 7:00 p.m.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**MINUTES**

The minutes of the March 14, 2005 Planning Commission meeting are presented for approval.

**ORAL AND WRITTEN COMMUNICATION**

Public is invited to speak on any item not on the agenda for a maximum of three minutes.

**AGENDA ITEMS**

1. PUBLIC HEARING – CASE NUMBER 2005-2  
Tom Kuo  
11211 Fremont Avenue  
Request for a Tentative Tract Map

See attached staff report covering this item.

2. PUBLIC HEARING – CASE NUMBER 2005-7  
Brighton Place LLC  
4545 Mission Boulevard  
Request for a Tentative Parcel Map

See attached staff report covering this item.

3. PUBLIC HEARING – CASE NUMBER 2005-8  
Derwin Fernandez  
10954 Ramona Avenue  
Request for a Zone Change, Tentative Parcel Map, Variance and Precise Plan of Design

See attached staff report covering this item.

4. PUBLIC HEARING – CASE NUMBER 2005-9  
Chuck Lam  
11313 Monte Vista Avenue  
Request for a Tentative Parcel Map and Precise Plan of Design

See attached staff report covering this item.

5. PUBLIC HEARING – CASE NUMBER 2004-46  
Ibrahim Nabhan  
5091 Mission Boulevard  
Recommendation for revocation of Conditional Use Permit

See attached staff report covering this item.

6. CASE NUMBER 2004-15  
Prime Pacific Investments, Inc.  
5280 Arrow Highway  
Request for Time Extension for Precise Plan of Design

See attached staff report covering this item.

## **INFORMATION ITEMS**

## **ADJOURNMENT**

***Reports and maps related to each agenda item are on file in the Planning Division and are available for review between the hours of 7:00 to 9:00 a.m. or 4:00 to 6:00 p.m., Monday through Thursday. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please call (909) 625-9430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.***

***I, Laura Berke, certify that a copy of this Agenda was posted on the bulletin board adjacent to the south door of Montclair City Hall on March 24, 2005.***