



**CITY OF MONTCLAIR
PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
5111 Benito Street, Montclair, California 91763**

**REGULAR ADJOURNED MEETING
Monday, March 13, 2006
7:00 p.m.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairman Luis Flores, Vice Chairman Maynard Lenhert, Commissioner Tenice Johnson, Commissioner Sergio Sahagun, Commissioner Don Vodvarka

4. APPROVAL OF MINUTES

No minutes of previous Planning Commission meetings are presented for consideration at this time.

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 a speaker's card and submit it to the City Planner. Speaker's cards are available at the entrance to the Council Chambers.

6. AGENDA ITEMS

a. PUBLIC HEARING – CASE NUMBER 2006-9

Project Address: 10400 block Pradera Avenue
10300 block Mills Avenue
Project Applicant: Southern California Housing Development Corporation
Project Planner: Jim S. Lai, Associate Planner
Request: Tentative Parcel Map No. 17354 to subdivide a 7.88-acre parcel into two lots
Staff Recommendation: Approve Tentative Parcel Map and recommend City Council approval

b. PUBLIC HEARING – CASE NUMBER 2006-10

Project Address: 4761 Arrow Highway
Project Applicant: Laird Properties
Project Planner: Carol Frazier-Burton, Associate Planner
Request: Conditional Use Permit Amendment and Precise Plan of Design for co-location of a wireless telecommunications facility
Staff Recommendation: Approve CUP Amendment and Precise Plan of Design

c. PUBLIC HEARING – CASE NUMBER 2006-14

Project Address: North Montclair Downtown Specific Plan (±150 acres)
Project Applicant: City of Montclair
Project Planner: Planning Division staff / Moule and Polyzoides Architects and Urbanists
Request: Provide comments and consider public testimony on proposed Specific Plan and Draft EIR
Staff Recommendation: Recommend City Council adoption of Specific Plan and Draft EIR

7. INFORMATION ITEMS

The Planning Commission is provided an opportunity to discuss issues that are not on the agenda, provided that the subject matter is related to, or within the jurisdiction of the Planning Commission. No action may be taken on non-agenda items unless authorized by law.

8. ADJOURNMENT

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of March 27, 2006 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California.

CERTIFICATION OF AGENDA POSTING

I, Laura Berke, Administrative Secretary for the City of Montclair, hereby certify that a copy of this agenda was posted on the bulletin board adjacent to the south door of Montclair City Hall on March 9, 2006.
