



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

REGULAR ADJOURNED MEETING
Monday, April 10, 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

The minutes of the March 27, 2006 Planning Commission meeting are presented for consideration.

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 2006-14
(CONTINUED FROM MARCH 13, 2006)
- 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
- b. PUBLIC HEARING – CASE NUMBER 2006-16
- Project Address: 11000 block Central Avenue
- Project Applicant: Annex Investments LLC
- Project Planner: Carol Frazier-Burton, Associate Planner
- Request: Zone Change from "R-1(20)" (Single-Family
Residential, Minimum 20,000 Square-Foot
Lot Area) to "C-2" (Restricted Commercial)
- Staff Recommendation: Recommend City Council approval of zone
change
- c. CASE NUMBER 2006-19
- Project Address: 10283 Bel Air Avenue
- Project Applicant: Cristobal Martinez
- Project Planner: Jim S. Lai, Associate Planner
- Request: Precise Plan of Design for two-story
addition to an existing residence
- Staff Recommendation: Approve Precise Plan of Design

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 April 24, 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 April 6, 2006.
