



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

REGULAR ADJOURNED MEETING
Monday, November 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

The minutes of the September 11, 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 2004-58 'A'
Project Address: 5407 Holt Boulevard
Project Applicant: Eun Hee Lee
Project Planner: Jim S. Lai, Associate Planner
Request: Review of provisional Conditional Use Permit/request for permanent Conditional Use Permit to allow a thrift store

- b. PUBLIC HEARING - CASE NUMBER 2006-35
Project Address: Northwest quadrant Central Avenue and Phillips Boulevard
Project Applicant: Southern Fortune
Project Planner: Steve Lustro, AICP, City Planner
Request: Amend adopted pre-zone designation from "R-1(11)" (Single-Family Residential, minimum 11,000 square-foot lot area) to "C-2" (Restricted Commercial)

- c. PUBLIC HEARING - CASE NUMBER 2006-41
Project Address: 10350 Kimberly Avenue
Project Applicant: José and Deborah Dominguez
Project Planner: Steve Lustro, AICP, City Planner
Request: Conditional Use Permit to allow the addition of two apartments for transitional housing and a neighborhood learning center to an existing 12-unit multi-family development

- d. CASE NUMBER 2005-2 'A'
Project Address: 11211 Fremont Avenue
Project Applicant: Fremont CKS Corporation
Project Planner: Steve Lustro, AICP, City Planner
Request: Precise Plan of Design to construct nine single-family dwellings in Tract No. 17422

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 November 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 November 8, 2006.
