



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

REGULAR ADJOURNED MEETING  
Monday, March 12, 2007  
7:00 p.m.

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**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 February 26, 2007 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 2005-35 'A'  
Project Address: 9309 - 9379 Central Avenue  
Project Applicant: Central Square Properties  
Project Planner: Steve Lustro, AICP, City Planner  
Request: Conditional Use Permit amendment for a drive-through and outdoor dining and Precise Plan of Design amendment and Variance for a multi-tenant commercial development
  
- b. PUBLIC HEARING - CASE NUMBER 2007-5  
Project Address: 9872 Central Avenue  
Project Applicant: Montclair Town Center, LLC  
Project Planner: Carol Frazier-Burton, Associate Planner  
Request: Conditional Use Permit for vehicle rentals
  
- c. PUBLIC HEARING - CASE NUMBER 2007-9  
Project Address: 10410 Ramona Avenue  
Project Applicant: J&Y Property, Inc.  
Project Planner: Jim S. Lai, Associate Planner  
Request: Conditional Use Permit and Precise Plan of Design for expansion/renovation of a convenience store and laundromat
  
- d. CASE NUMBER 2007-7  
Project Address: 9607 Vernon Avenue  
Project Applicant: Sergio Gutierrez and Olga Negrete  
Project Planner: Jim S. Lai, Associate Planner  
Request: Precise Plan of Design for a two-story addition

## **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 to 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 City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of March 26, 2007 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California.

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**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 8, 2007.

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