



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

REGULAR ADJOURNED MEETING
Monday, June 11, 2007
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 May 14, 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 2007-21
Project Address: NEC Mission Boulevard and Monte Vista Avenue
Project Applicant: KLC Properties LLC
Project Planner: Jim S. Lai, Associate Planner
Request: Tentative Tract Maps and Conditional Use Permit for an industrial condominium, and Precise Plan of Design for a business park

- b. PUBLIC HEARING - CASE NUMBER 2007-17
Project Address: 8975 Vernon Avenue
Project Applicant: William Fox Group, Inc.
Project Planner: Carol Frazier-Burton, Associate Planner
Request: Tentative Parcel Map for a single-lot industrial condominium

- c. PUBLIC HEARING - CASE NUMBER 2007-12
Project Address: 9399 Autoplex Drive
Project Applicant: Montclair Metro Dealership Group
Project Planner: Steve Lustro, AICP, City Planner
Request: Conditional Use Permit Amendment and Precise Plan of Design for expansion of a new car sales and service facility and construction of a freestanding quick service/car wash facility

- d. PUBLIC HEARING - CASE NUMBER 2007-19
Project Address: 4780 Mission Boulevard
Project Applicant: Robert Yanik
Project Planner: Steve Lustro, AICP, City Planner
Request: Conditional Use Permit for outdoor storage

- e. CASE NUMBER 2007-23
Project Address: 4575 Brooks Street
Project Applicant: Tri-Alloy Group LLC
Project Planner: Steve Lustro, AICP, City Planner
Request: Precise Plan of Design for temporary facility

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 June 25, 2007 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 June 7, 2007.
