



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

REGULAR ADJOURNED MEETING
Monday, July 14, 2008
7:00 p.m.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF MINUTES

The minutes of the June 23, 2008 Planning Commission meetings 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 2008-16
Project Address: 4250 Holt Boulevard
Project Applicant: Burntfish, Inc.
Project Planner: Mike Diaz, City Planner
Request: Conditional Use Permit to allow the operation of a truck rental business

- b. PUBLIC HEARING - CASE NUMBER 2008-15
Project Address: 4480 Holt Boulevard
Project Applicant: 4480 Holt Boulevard Montclair, LLC
Project Planner: Mike Diaz, City Planner
Request: Conditional Use Permit and Precise Plan of Design to construct a new 49,000 s.f. commercial center with two drive-thru lanes for future use

- c. PUBLIC HEARING - CASE NUMBER 2007-21 'A'
Project Address: NEC Mission Boulevard & Monte Vista Avenue
Project Applicant: KLC Properties LLC/Karl Chan
Project Planner: Jim S. Lai, Associate Planner
Request: Revised Tentative Tract Maps for a Business Park condominium complex

- d. PUBLIC HEARING - CASE NUMBER 2008-18
Project Address: 4161 Mission Boulevard
Project Applicant: Steve T. Wuo/Mission Mobile Home Park
Project Planner: Jim S. Lai, Associate Planner
Request: Conditional Use Permit and Precise Plan of Design to add 5 new mobile home spaces and property improvements to an existing mobile home park

- e. PUBLIC HEARING - CASE NUMBER 2008-21
Project Address: 4685 Huntington Drive
Project Applicant: Hugo Mejia & Byron Lopez
Project Planner: Jim S. Lai, Associate Planner
Request: Variance for a reduced front yard setback in single-family residential zone

- f. PUBLIC HEARING - CASE NUMBER 2008-20
Project Address: 9335 Monte Vista Avenue
Project Planner: Carol Frazier-Burton, Associate Planner
Request: Conditional Use Permit for on-sale liquor
and outdoor seating area in conjunction
with a bona fide restaurant

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. PUBLIC INSPECTION OF MATERIALS

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Planning Division counter during normal business hours.

9. ADJOURNMENT

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of July 28, 2008 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 July 10, 2008.
