



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

REGULAR ADJOURNED MEETING
Monday, August 12, 2013
7:00 p.m.

It is respectfully requested that you please silence your cell phones and other electronic devices while the meeting is in session. Thank you.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chair Tenice Johnson, Vice Chair Luis Flores, Commissioner Manny Martinez, Commissioner Sergio Sahagun, and Commissioner Don Vodvarka

4. APPROVAL OF MINUTES

The minutes of the July 22, 2013 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 2013-19
Project Address: 5205 San Bernardino Street
Project Applicant: Montclair Senior Apartments LLC
Project Planner: Michael Diaz, City Planner
Request: Variance to allow a portion of a proposed metal perimeter fence at the front property line of the subject site
CEQA Assessment: Categorically Exempt (Section 15303)
- b. PUBLIC HEARING – CASE NUMBER 2013-17
Project Address: 9399 Autoplex Drive
Project Applicant: Montclair Dealership Group Properties LLC
Project Planner: Michael Diaz, City Planner
Request: Conditional Use Permit Amendment and Precise Plan of Design for a 23,129 square-foot addition to an existing auto dealership
CEQA Assessment: Mitigated Negative Declaration
- c. PUBLIC HEARING – CASE NUMBER 2013-5
Project Address: Citywide
Project Applicant: City of Montclair
Project Planner: Steve Lustro, AICP, Community Development Director
Request: General Plan and Zoning Code Amendments
CEQA Assessment: Negative Declaration
- d. CASE NUMBER 2013-16
Project Address: 10374 Marion Avenue
Project Applicant: Susan Fung
Project Planner: Silvia Gutiérrez, Associate Planner
Request: Precise Plan of Design for a duplex
CEQA Assessment: Categorically Exempt (Section 15303)

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 August 26, 2013 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 north door of Montclair City Hall on August 8, 2013.