



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

REGULAR ADJOURNED MEETING  
Monday, May 12, 2014  
7:00 p.m.

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

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**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 April 28, 2014 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 'A'  
Project Address: 5205 San Bernardino Street  
Project Applicant: Montclair Senior Apartments LLC  
Project Planner: Michael Diaz, City Planner  
Request: Variance to allow a fence in excess of 48 inches in height within front yard setback  
CEQA Assessment: Categorically Exempt (Section 15305)
  
- b. PUBLIC HEARING - CASE NUMBER 2014-5  
Project Address: 5280 Arrow Highway  
Project Applicant: Prime Pacific Investments  
Project Planner: Michael Diaz, City Planner  
Request: Conditional Use Permit to allow a wireless telecommunications facility  
CEQA Assessment: Categorically Exempt (Section 15303)
  
- c. PUBLIC HEARING - CASE NUMBER 2014-9  
Project Address: 5201 Benito Street  
Project Applicant: City of Montclair  
Project Planner: Steve Lustro, Community Development Director  
Request: Conditional Use Permit to allow a certified farmers' market facility  
CEQA Assessment: Categorically Exempt (Section 15311)
  
- d. CASE NUMBER 2013-12  
Project Address: 4628 Holt Boulevard  
Project Applicant: Lucky Holt Investment LLC  
Project Planner: Silvia Gutiérrez, Associate Planner  
Request: Time Extension request for a previously approved Precise Plan of Design  
CEQA Assessment: Categorically Exempt (Section 15301)

## 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 June 9, 2014 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California.

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**CERTIFICATION OF AGENDA POSTING**

I, Laura Embree, 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 May 8, 2014.