



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

REGULAR ADJOURNED MEETING  
Monday, August 10, 2015  
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**

None.

**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 2015-14  
Project Address: 8920 Vernon Avenue  
Project Applicant: Schmit Family Trust  
Project Planner: Silvia Gutiérrez, Associate Planner  
Request: Conditional Use Permit for a microbrewery  
CEQA Assessment: Categorically Exempt (Section 15301)
- a. PUBLIC HEARING - CASE NUMBER 2014-21  
Project Address: 10601 Oak Glen Avenue  
Project Applicant: Ngoc Trac Pham  
Project Planner: Michael Diaz, City Planner  
Request: Conditional Use Permit and  
Precise Plan of Design for an  
11,300 square-foot warehouse building  
CEQA Assessment: Categorically Exempt (Section 15332)

## **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 24, 2015 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California.

---

---

### **CERTIFICATION OF AGENDA POSTING**

I, Steve Lustro, Community Development Director 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 6, 2015.

