

MONTCLAIR PLANNING COMMISSION MEETING – AUGUST 10, 2020

NOTICE

**THIS MEETING WILL BE CONDUCTED VIA WEBINAR/TELECONFERENCE.
THE COUNCIL CHAMBERS WILL NOT BE OPEN TO THE PUBLIC.**

Pursuant to Sec. 3 of Executive Order N–29–20 issued by Governor Newsom on March 17, 2020, this meeting will be conducted remotely via the ZOOM virtual meeting platform. In compliance with the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID–19 virus, there will be no in-person meeting location at which the public may appear.

**ALL PARTICIPANTS WILL BE MUTED AUTOMATICALLY UPON ENTERING THE MEETING.
THE COMMISSION SECRETARY WILL UNMUTE THOSE WHO WISH TO SPEAK AT THE
APPROPRIATE TIME. PLEASE KEEP YOURSELF ON MUTE WHEN NOT SPEAKING.**

LISTEN TO THE MEETING LIVE VIA ZOOM

Members of the public may participate in this meeting by joining the ZOOM conference via PC, Mac, iPad, iPhone, or Android device using the URL: <https://zoom.us/j/91939999381>

If you do not wish for your name to appear on the screen, you may "rename" yourself to be anonymous.

VERBAL PARTICIPATION USING ZOOM

Please use the "Raise Hand" button to request to speak.

If you want to speak and are using a computer or laptop without a microphone or speakers, you will also need to call in for audio using the information below, dialing your Participant ID when prompted.

LISTEN TO THE MEETING LIVE VIA TELEPHONE

The public may participate via phone by dialing the below numbers:

Teleconference Number: 1–669–900–6833

Meeting ID: 998 3824 6887

PLEASE DO NOT PUT YOUR PHONE ON "SPEAKER MODE" DURING THE MEETING

If you are not going to be requesting to speak and do not want your phone number to appear on the screen, dial *67 before the Teleconference Number.

VERBAL PARTICIPATION OVER THE PHONE

Please dial *6 to mute and unmute yourself, and *9 to "raise your hand" to request to speak.

Raised hands will only be acknowledged during the Public Hearing and Public Comment sections of the agenda, and when the Meeting's Chair requests comments from the public.

VIRTUAL SPEAKER CARDS

To provide verbal comments during the meeting, please visit www.cityofmontclair.org/pc-comment to fill out a Virtual Speaker Card to request to speak in advance. Members of the public on the call who did not fill out the Virtual Speaker Card will be given an opportunity to speak after those who requested to speak in advance. Please do not call into the meeting anonymously (renaming yourself in ZOOM or using *67) if you submitted a Virtual Speaker Card so the Planning Commission Secretary can identify you on the call and unmute you at the appropriate time.

You may also call the Office of the Planning Commission Secretary at (909) 625–9432 to fill out the Virtual Speaker Card over the phone or e–mail your name, phone number if calling in during the meeting, and subject of comment or agenda item to pcclerk@cityofmontclair.org with the subject line "[Meeting Date] Virtual Speaker Card".

Written comments may be submitted using the Virtual Speaker Card or via e–mail or mail, and will be read aloud during the meeting by the Planning Commission Secretary at the appropriate time (250 word limit). Please submit all Virtual Speaker Cards or written comments at least one hour prior to the meeting's start time.



MONTCLAIR

**CITY OF MONTCLAIR
PLANNING COMMISSION AGENDA
REGULAR ADJOURNED MEETING
AUGUST 10, 2020
7:00 p.m.**

*As a courtesy, please place yourself on mute while the meeting is in session, unless speaking (Dial *6 on the phone to toggle mute).*

*Persons wishing to make a public comment or speak on an agenda item, including public hearing and closed session items, are requested to complete a Virtual Speaker Card (VSC) at pcclerk@cityofmontclair.org. The Chair will recognize those who have submitted a VSC at the time of the item's consideration and invite those individuals to provide comments on the item at that time. Those who did not fill out a VSC will have an opportunity to speak after those who did by using the "raise hand" function on the ZOOM meeting platform or over the phone by dialing *9.*

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chair Barry Rowley, Vice Chair Manny Martinez, Commissioner Sergio Sahagun, Commissioner Ginger Eaton, and Commissioner Jaso Sanchez

4. APPROVAL OF MINUTES

The minutes from the July 27, 2020 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 Virtual Speaker Card as described above.

6. AGENDA ITEMS

a. PUBLIC HEARING – CASE NUMBER 2017-20

Project Address: North side of Arrow Highway at Fremont Avenue
Project Applicant: Village Partners Ventures, LLC
Project Planner: Michael Diaz, Community Development Director
Request: Tentative Tract Map No. 20273 and Precise Plan of Design to allow a five building mixed-use development, a parking structure, a 0.22-acre public park, and associated roadway and site improvements.

- b. **PUBLIC HEARING – CASE NUMBER 2018-13**
Project Address: The Plan Area is Monte Vista Avenue on west, I-10 Freeway on south, Central Avenue on east, and existing center line of Moreno Street on north
Project Applicant: City of Montclair
Project Planner: Michael Diaz, Community Development Director
Request: A new Specific Plan for the Montclair Place mall and surrounding areas

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

Reports, backup materials, and additional materials related to this project item can be viewed at <https://www.cityofmontclair.org/agendas> by clicking on the agenda for August 10, 2020.

9. ADJOURNMENT

The City of Montclair Planning Commission meeting is adjourned to the regularly scheduled meeting of August 24, 2020 at 7:00 p.m. pursuant to Executive Order N-29-20 members of the public will not be permitted to be physically present during this meeting.

CERTIFICATION OF AGENDA POSTING

I, Laura Embree, Administrative Secretary for the City of Montclair, hereby certify that a copy of this agenda has been posted on the bulletin board adjacent to the south door of Montclair City Hall on August 6, 2020.

Report on Item Number 6.a

CASE NUMBER 2017-20

APPLICATION TYPE(S)	Tract Map No. 20273 Precise Plan of Design
NAME OF APPLICANT	Village Partners Ventures, LLC On behalf of the Miriam A. Kendal Trust (property owner)
LOCATION OF PROPERTY	Vacant 6.68-acre site on North side of Arrow Highway at Fremont Avenue. (Current address 5050 Arrow Highway)
GENERAL PLAN DESIGNATION	Planned Development
ZONING DESIGNATION	Station District (SD) Zone - North Montclair Downtown Specific Plan
EXISTING LAND USE	Vacant Building and Land
ENVIRONMENTAL DETERMINATION	Consistent with the Adopted EIR prepared for amended North Montclair Downtown Specific Plan (NMDSP) pursuant to CEQA Guidelines Sections 15162 and 15182.
PROJECT COORDINATOR	Michael Diaz

Project Proposal

Village Partners Ventures, LLC, is proposing to subdivide a 6.68-acre site and build a mixed-use development named *The Village at Montclair*. Staff, in consultation with the developer, is requesting the Planning Commission continue this item to the next regularly scheduled meeting on August 24, 2020. The additional time will allow for further refinement of the proposal for Commission's review.

Planning Division Recommendation

Staff recommends the Planning Commission open the meeting to take public comment and then continue the review of *The Village at Montclair* mixed-use project to the Planning Commission's regularly scheduled meeting on August 24, 2020.

Respectfully Submitted,



Michael Diaz
Community Development Director

MD/le

- c: Village Partners Ventures, LLC, 4340 Von Karman Avenue, Suite 140, Newport Beach, CA 92660
- Miriam A. Kendall Trust, 1899 North Mountain Avenue, Claremont, CA 91711
- Gilbert Rocha, Torti Gallas + Partners, 601 W. 5th Street, Suite 600, Los Angeles, CA 90071
- Moule & Polyzoides Architects and Urbanists, 180 E California Boulevard, Pasadena, CA 91105
- Gary Koontz, Burrtec, 9880 Cherry Avenue, Fontana, CA 92335

Z:\COMMDEV\MD\CASES\2017-20 THE VILLAGE AT MONTCLAIR\2017-20 PC1 RPT

Report on Item Number 6.b

PUBLIC HEARING - CASE NUMBER 2018-13

APPLICATION TYPE(S)	General Plan Amendment Zone Change Specific Plan Amendment Montclair Place District Specific Plan (MPDSP)
NAME OF APPLICANT	City of Montclair
LOCATION OF PROPERTY	Approximately 104.35 acres site (Plan Area) bounded by and includes the right-of-ways of Monte Vista Avenue on the west, the I-10 on the south, and Central Avenue on the east, and the existing center line of Moreno Street on the north (31 parcels)
ENVIRONMENTAL DETERMINATION	Environmental Impact Report (EIR)
PROJECT COORDINATOR	Michael Diaz

Introduction

In 1998, the City adopted the *North Montclair Specific Plan* (NMSP) that established the framework for development in the area of the City laying largely north of the I-10 Freeway, including the Plan Area anchored by the Montclair Place mall (formerly Montclair Plaza). The proposed *Montclair Place District Specific Plan* (MPDSP) presents the new vision for the mall and the immediate area that surrounds it. The MPDSP proposes new land use designations, regulations, development standards and design guidelines for future development. The proposed project would require the following discretionary approvals that are being sought by the City:

1. General Plan Amendment (GPA);
2. Zone Change;
3. Specific Plan Amendment; and
4. Approval of the MPDSP.

The purpose of the meeting is to present information about the proposed Project, the City's process and timelines, and to solicit input, including written comments, on the content of the Draft Environmental Impact Report (DEIR) prepared for the Project.

The Planning Commission is also requested to review the various elements of the Project that propose Amendments to the Montclair General Plan, the Zoning Map, and the NMSP, as well as consideration of the proposed MPDSP. The Planning

Commission should consider and take public comments and make a recommendation to the City Council on the project and the DEIR via the attached resolution.

Project Description

The primary goal of the MPDSP is to create a pedestrian-oriented, multi-modal, mixed-use downtown district within walking and biking distance of the Montclair Transcenter and the anticipated extension of the Foothill Gold Line that would extend light rail line service to the City of Montclair. The new downtown environment will be built on an interconnected network of free-lined streets that connect parks, greens, and plazas. Buildings are intended to be built close to, and directly accessible from, the sidewalk. Parking would be located behind buildings or be subterranean.

As such, the MPDSP will enable the future development of commercial, multifamily residential, hotel, and mixed-use projects by creating new land use zones for parcels within the Plan Area and provide form-based code development standards and architectural guidelines to guide development within the MPDSP area through 2040. These standards are intended to complement the development of standards and architectural guidelines contained in those of the NMDSP. The MPDSP document contains illustrated plans, perspective renderings, and precedent images. The boundaries of the Plan Area for the proposed MPDSP Area are depicted in **Exhibit A**.

A key feature of the MPDSP is the demolition of all or a portion of the existing mall, some or all appurtenant freestanding outbuildings and portions of the existing surface parking lots and the parking structure to construct a pedestrian-oriented, mixed-use downtown district, with structured parking facilities through a series of planned phases.

The maximum number of dwelling units envisioned by the MPDSP is 6,321 dwelling units (approximately 5 million square feet) and the total additional commercial square footage envisioned by the MPDSP is approximately 512,000 square feet. Additionally, the MPDSP includes provisions for the construction of a hotel with approximately 100 to 200 rooms.

The proposed MPDSP would create new land use zones for parcels within the Plan Area depicted in Figure 2-6 of the MPDSP document, and are summarized below:

- **District Corridor (COR).** The District Corridor zone would apply to parcels along the western portion of the Plan Area adjacent to Monte Vista Avenue. Mixed-use buildings accommodating a mix of residential and commercial uses would be allowed to extend up to 55 feet in height.
- **District Place (PLA).** The District Place zone would apply to the southern portion of the Plan Area. Buildings would be allowed to extend up to 55 feet in height and would accommodate office, and other commercial uses. While residential uses would be allowed in this district, they would be generally discouraged due to freeway proximity.

- **District Commons (COM).** The District Commons zone would allow for urban, mixed-use buildings extending up to 90 feet in height and situated at or near the sidewalk. Primary building access would be from the sidewalk, and parking would be behind buildings or subterranean.
- **District Center (CEN).** The District Center zone would allow for urban, mixed-use buildings ranging between 55 feet to 240 feet in height. This zone would be located in the area primarily occupied by the existing mall building.

The MPDSP also addresses the following key elements necessary to support development in the Plan Area:

- Infrastructure - describes the proposed distribution, location, and extent of the utilities infrastructure (water, sewer, storm water, power, natural gas, telephone, and cable) and other facilities necessary to support the proposed development. It includes a street network plan and associated cross sections; a bicycle and pedestrian connectivity plan to nearby transit (the Montclair Transcenter and adjacent bus lines), nearby schools, and parks; the approach for parking, including on-street parking, park-once structures and parking management strategies.
- Open Space and Landscape - describes the various components of the Plan Area's public realm, including streetscape improvements and proposed open spaces. It includes standards for streetscapes, such as a street tree master plan and conceptual layouts for various streets within the Plan Area.
- Development Code - a form-based code that enables a varied mix of uses, including residential, office, service, retail, civic, and institutional, uses, and provides development standards (building height, setbacks, frontage requirements, on-site open space, parking placement and standards) and building design standards (massing, articulation, materials, openings, landscape, screening, signage, public art, etc.)
- Implementation - this chapter discusses the key economic goals, policies, and actions for implementation of the MPDSP, the subdivision of property, any necessary on-site street parking, park, and infrastructure improvements, and a description of strategies for funding these improvements.

General Plan and Zoning Map Amendments

The Plan Area is currently identified as "Regional Commercial" by the General Plan, and C3 General Commercial by the Montclair Zoning Map. In order to facilitate the implementation of the MPDSP, the current land use designations of the Plan Area are required. The current land use designations only allow commercial uses and development, and would not allow for mixed-use projects or housing as proposed by the MPDSP. The proposed land use designation changes are as follows:

Proposed General Plan and Zoning Land Use Amendments for Plan Area¹			
<i>Current Land Use Designation</i>		<i>Proposed Land Use Designation</i>	
<i>General Plan</i>	<i>Zoning</i>	<i>General Plan</i>	<i>Zoning</i>
Regional Commercial	C3 General Commercial (NMSP)	Planned Development	Specific Plan

¹ Plan Area: Approximately 104.35 acres site (Plan Area) bounded by and includes the right-of-ways of Monte Vista Avenue on the west, the I-10 on the south, and Central Avenue on the east, and the existing centerline of Moreno Street.

The proposed General Plan Amendment (GPA) is the first request of the year and, if approved, would be consistent with Government Code Section 65358(b) that limits GPAs to a maximum of four times in a calendar year.

Specific Plan Amendment

The Project necessitates an amendment to the *North Montclair Specific Plan* that would remove the Plan Area and readjust the boundaries of the NMSP as depicted in **Exhibit B**. If approved, the existing C3 zoning of Plan Area would be replaced with the proposed mixed-use zones of the MPDSP, thereby enabling the future development of commercial, office, multi-family residential, hotel, and mixed-use projects.

Background

- Montclair Place is an existing 1.2 million square-foot multi-tenant regional retail commercial center, originally constructed in 1968. The existing mall consists of a two-level main building surrounded by surface parking areas, and several freestanding outbuildings occupied with retail and restaurant uses. Nordstrom and Sears have recently closed their businesses.
- The majority of the Plan Area (approximately 75 acres) is currently occupied by the existing Montclair Place (mall) properties.
- The Plan Area consists of 31 parcels and is characterized as urban and largely developed with commercial buildings (mall building and stand-alone developments and associated surface parking areas.) A few vacant properties exist along the periphery of the Plan Area.
- The *North Montclair Specific Plan* was adopted on January 5, 1998 (Resolution No. 2163). The planning area covered by the NMSP was approximately 640 acres and bounded by the north City boundary, Palo Verde Street on the south, Benson Avenue on the east, and the San Antonio Wash on the west. The NMSP area consists primarily of retail commercial and light industrial uses, with the mall and adjacent commercial developments serving as the area's primary focus.
- In 2014, CIM Group acquired Montclair Plaza from CW Capital Asset Management. CIM Group, is headquartered in Los Angeles, and has active projects throughout California. Montclair Plaza was subsequently renamed Montclair Place in 2017.

- The planning firms of Studio One Eleven and Moule & Polyzoides Architects and Urbanists participated in the formation of the conceptual framework for the MPDSP. The City retained Moule & Polyzoides Architects and Urbanists to prepare the MPDSP document.

Discussion

In recent years, major changes affecting the retail industry have occurred, due in part to the impact of e-commerce. The subsequent change in customer shopping practices, including the closing of stores by major anchor tenants, necessitated a change in direction for the mall. In recognition of these major trends, the City, in partnership with the CIM Group, owner of the mall, and majority property owner in the Plan Area, embarked on the process to reimagine and plan for its redevelopment.

The resulting MPDSP document represents a bold and transformative vision of the future for the area. In particular, the MPDSP envisions the possible demolition of all, or a portion of, the existing mall, some, or all, appurtenant freestanding outbuildings, and portions of the existing surface parking lots and parking structure, to construct a new pedestrian-oriented, mixed-use downtown district.

The process included adding housing at various densities into the mix of uses to support the envisioned commercial office and retail uses. The MPDSP was designed to be complementary to the goals and design strategies of the existing NMDSP, which abuts the north boundary of the MPDSP. Both documents will share common form-based code design standards. New standards for the Plan Area regarding existing and new land uses, setbacks and building heights, parking, landscape, and signage are all intended to lead to the formation of a distinctive and attractive "downtown" streetscape and development pattern. Projects already developed under the existing NMDSP represent a good start at implementing the vision of a walkable and integrated downtown environment that the City desires to see continue and build upon.

The MPDSP would allow existing uses to remain and undergo limited improvement until such time that ownership or economic conditions become conducive to allow redevelopment of a given site according to the standards of the MPDSP.

All new projects within the MPDSP boundaries will be subject to outside architectural review prior to review and consideration by the Planning Commission. The Planning Commission will make recommendations to the City Council regarding individual new projects within the MPDSP, and the City Council will have final approval authority.

General Plan Amendment Findings

The following findings are proposed for the General Plan Amendment related to the Plan Area of the MPDSP:

- A. The proposed General Plan Amendment (GPA) of the Plan Area to "Planned Development" would be integrated and compatible with the Land Use and Community Design Elements of the General Plan in that it provides for the adoption and implementation of Specific Plans for large and unique areas of the community to promote the efficient utilization and consolidation of land (LU-1.1.2.). The MPDSP proposal encompasses a large land area with defined boundaries and adequate shape (a crisp polygon) uniquely situated to facilitate the goals of developing a plan consistent with the General Plan's policy to establish an effective balance of land use, circulation, transportation, community design, commercial and housing all of which are objectives contained in the MPDSP. The proposed GPA will not result in the removal or division of any existing residential neighborhoods adjacent to the site but would allow for the site to transition from dated commercial land uses and structures, and vacant parcels to new mixed-use development consistent with new land use designations and high-quality design guidelines for new development. As such, the GPA would provide the base for establishing the framework necessary to allow for the transformation of the Plan Area into a new downtown area for the City.
- B. The GPA is integrated and compatible with the Circulation Element in that the density and distribution of uses within the Plan Area of MPDSP will generate traffic, which is anticipated and provided for in the Circulation Element. The GPA would be consistent with the General Plan's overall goal of providing residents and visitors of the City of Montclair a circulation network which provides safe and efficient travel within and through the community. The proposed street layout for the Plan Area, as shown in the MPDSP, anticipates the construction of a new public street network that would support efficient internal circulation and connectivity to existing streets (Monte Vista and Central Avenues, and Moreno Street) and transit alternatives in close proximity to the Plan Area. Moreover, the GPA would allow the site to be directly connected to efforts being made to develop and expand the creation of a walkable community, and to increase use of public transit that is accessible at multiple surrounding points, including the Transcenter.
- C. The GPA is integrated and compatible with the Housing Element in that it provides for development of the site with housing not currently allowed under the current General Plan and/or zoning land use designations. The GPA would allow for the appropriate zoning designation that opens the way to develop housing on the site within immediate proximity to a mix of goods and services allowed by the MPDSP. In addition, the GPA would enable the City to meet projected housing needs of the community and region. The GPA and related zone change to Specific Plan does not displace existing housing but would facilitate the development of additional housing units and commercial uses in the MPDSP. The potential for adding new housing units allowed by the GPA would contribute to the availability of housing units within the City and towards implementing the goals of the City's adopted Housing Element (2104) and upcoming update in 2021.
- D. The GPA is integrated and compatible with the Conservation Element in that it provides uses that would not disrupt the orderly conservation, development, and

utilization of natural resources. The project site is a fully developed piece of land, improved with a regional mall. The Plan Area is surrounded on all sides by existing development and there are no special natural resources on site. The City's General Plan does not designate any areas of the City – including the project site -- as being within a habitat conservation plan (*City of Montclair General Plan 1999*). Furthermore, the City is not within any of the regional conservation plans designated by the state (CDFW 2014). As such, implementation of the Proposed GPA would not conflict with any applicable habitat conservation plan or natural community conservation plan. More specifically, the subject site is characterized as a mix of commercial retail and food uses, structures, parking fields, and a few small vacant parcels with no significant vegetation. The vacant areas at the subject location are highly disturbed, graded to varying degrees, and support only minimal amounts of low growing vegetation (mostly annual weeds).

- E. The GPA is integrated and compatible with the Open Space Element in that it provides for uses that are consistent with and promote the adopted goals and policies for preserving and managing open space within the City. No open space resources exist within the Plan Area. However, with the GPA and related zone change new development on the site will be subject to the provisions of the MPDSP which includes requirements for landscaping (trees and vegetation) and the integration of a number of new open space/recreational spaces as part of the design of future projects, which are not currently present on the site.
- F. The GPA is integrated and compatible with the Noise Element in that it provides a pattern of land uses that minimizes the exposure of community residents to excessive noise. The Montclair General Plan requires future development to comply with the standards of the Noise Element. The proposed GPA would allow the subject site to transition from one of buildings large and small separated by large parking fields into new walkable, tree-lined streets, and well-designed and situated buildings that incorporate up-to-date sound attenuation methods to minimize the noise experienced by users within buildings. The development of new residential units in the Plan Area would be required to comply with the Noise Element standards, but also utilize site plan and building design strategies to reduce noise impacts to adjacent properties and future residents. Moreover, mitigation measures identified in the EIR are designed to address future short-term and long-term noise impacts associated with new development.
- G. The GPA is integrated and compatible with the Safety Element in that it provides an appropriate land use distribution and orientation that protects the community from unreasonable risks associated with seismic, geologic, flood, and wildfire hazards. Given the urbanized nature of the site and relatively gentle slope, there is no serious threat from wildland fires or geological instability. However, the General Plan recognizes the City's location within Seismic Zone 4, which is considered the most active seismic zone in the state. Further, there are no designated "Earthquake Fault Zones" in the City or the subject sit as confirmed by the Alquist-Priolo Earthquake Fault Zoning Maps, geologic hazard overlays in the City of Montclair's General Plan Safety Element, and the County of San Bernardino's

Land Use Plan General Plan (City of Montclair 1999 and County of San Bernardino 2010). Finally, as standard practice for all development in the City, and as specifically required by proposed Mitigation Measures contained in the EIR prepared for the MPDSP, all future development projects on the subject site will be required to comply with the Uniform Building Code standards and regulations, which include proper soil preparation and compaction requirements for construction.

Specific Plan Amendment Findings – Removal of Plan Area from the NMSP

- A. The Specific Plan Amendment to remove the Plan Area from the current boundaries of the NMSP is appropriate to allow the establishment of the MPDSP in its place and thereby authorize land uses that are compatible with the Planned Development land use classification and land uses specified in the MPDSP, and as reflected in the DEIR prepared for the project.
- B. Uses of the Plan Area authorized by an approved MPDSP will promote and achieve the development of residential and mixed-use projects pursuant to the proposed policies and design guidelines of the MPDSP.
- C. The proposed Specific Plan Amendment to remove the Plan Area from the planning area of the NMSP will not adversely affect or prevent the application of current regulations and standards pertaining to the area remaining under the jurisdiction of the NMSP.

Specific Plan Adoption Findings – Adoption of New MPDSP

- A. The adoption of the new MPDSP represents a comprehensive and bold vision of the future for the Plan Area. The MPDSP envisions the possible demolition of all, or a portion of, the existing mall, some, or all, appurtenant freestanding outbuildings, and portions of the existing surface parking lots and parking structure, to construct a new pedestrian-oriented, mixed-use downtown district.
- B. The MPDSP will complement the goals and design strategies of the existing NMDSP that abuts the north boundary of the MPDSP. Both documents share common form-based code design standards and emphasis on high-quality design and materials. New standards for the Plan Area regarding existing and new land uses, setbacks and building heights, parking, landscape, and signage to guide the formation of a distinctive and attractive “downtown” streetscape and development pattern.
- C. The MPDSP provides the framework to implement a mix of uses including housing at various densities and integrated ground floor retail and office uses. All new projects within the MPDSP boundaries will be subject to outside architectural review prior to consideration by the Planning Commission. Subsequent to Commission approval, all major projects in the Plan Area would be forwarded to City Council for final consideration and determination.

- D. The MPDSP is consistent with the General Plan in that the MPDSP proposal encompasses a large land area with defined boundaries and adequate shape (a crisp polygon) uniquely situated to facilitate the goals of developing a plan consistent with the General Plan's policy to establish an effective balance of land use, circulation, transportation, community design, commercial and housing all of which are objectives contained in the MPDSP

Zone Change Findings

- A. The Zone Change of the Plan Area to "Planned Development" would official change the current Montclair Zoning Map and related documents from the current C3 zoning designation assigned to the site by the underlying North Montclair Specific Plan. The new designation of "Specific Plan" would be consistent with the manner in which other Specific Plans in the City are officially designated on the Zoning Map. The Specific Plan land use designation would then accommodate the proposed MPDSP and the creation of the new sub-zoning districts – District Corridor (COR), District Place (PLA), District Commons (COM), and District Center (CEN), proposed for the Plan Area. Further, the zone change to "Specific Plan" would be consistent with the proposed General Plan Amendment to re-designate the Plan Area from "Regional Commercial" to "Planned Development."
- B. Uses of the Plan Area authorized by the Zone Change promote and achieve the intended goals of the MPDSP mixed-use project. Further new residential and mixed-use development pursuant to the new land use zones of the MPDSP would also be consistent with the General Plan's Land Use and Community Design Elements policies that encourage projects that effectively balance land use, circulation, transportation, community design, and housing objectives.
- C. The Zone Change is reasonably related to the public welfare of the citizens of the City of Montclair and the surrounding region because the change would enable the City to employ good zoning practices that seek to integrate the uses on this very prominent piece of property with surrounding uses and the City's overall goals for a more walkable community. Without the proposed zone change, the above goals could not be achieved. Moreover, the changes promote additional housing opportunities in the City of Montclair using designs that are compatible with the high-quality design guidelines contained in the proposed MPDSP.

Public Notice and Comments

In accordance with state law, the City of Montclair released for public review and comment a Draft Environmental Impact Report (DEIR) on July 10, 2020. The 45-day public comment period runs from July 10, 2020, and concludes on August 24, 2020. The DEIR and the proposed MPDSP documents are available for review on the City's website at www.cityofmontclair.org. Copies of the DEIR are also available for public review at City Hall and the Montclair Public Library by appointment.

The Notice of Availability (NOA) regarding the DEIR and MPDSP documents were mailed to property owners within a 300-foot radius of the exterior boundaries of the Plan Area, in accordance with State law. The NOA contained the announcement of the August 10, 2020, public hearing on the matter by the Montclair Planning Commission. The notice encourages interested parties, including public agencies, to attend the meeting remotely to learn more about the proposed Project, the environmental review process, and to express any concerns about the proposed Project, including any mitigation measures and alternatives.

Due to ongoing concerns for public safety related to the COVID-19 virus, the meeting will be conducted remotely via the ZOOM virtual meeting platform.

Environmental Review

The City is the lead agency under the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.; Cal. Code Regs., tit. 14, § 15000 et seq.) for the MPDSP Project. As such, it is responsible for preparing environmental documentation in accordance with CEQA to determine if approval of the discretionary actions requested and subsequent development in the MPDSP area could have a significant impact on the environment.

The City prepared an Initial Study (IS)/Notice of Preparation (NOP) for the MPDSP Project, and it was circulated for a 30-day review period between May 20, 2019 and June 18, 2019 in accordance with State CEQA Guidelines section 15082(a). Based on that IS, the City determined that an EIR would need to be prepared for the Project.

According to the DEIR, the proposed Project would result in “no impact” or a “less than significant impact” in the following environmental impact categories: agricultural and forestry resources, land use and planning, mineral resources, noise, and wildfire. Furthermore, the DEIR indicated that -- with the incorporation of mitigation measures identified in the DEIR -- the proposed Project would have less than significant impacts in the following categories: aesthetics, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, tribal cultural resources, and utilities and service systems. Finally, the DEIR identifies that the proposed Project would have a significant and unavoidable impact in the following environmental impact categories: air quality, greenhouse gas emissions, population and housing, public services, recreation, and transportation.

A Notice of Completion for the DEIR was prepared and filed with the Office of Planning and Research on July 10, 2020, in accordance with State CEQA Guidelines section 15085. As indicated above, the public review period on the DEIR will close on August 24, 2020.

Recommendation

Staff recommends the Planning Commission find the proposed Draft EIR, General Plan Amendment, Zone Change, Amendment to the North Montclair Specific Plan, and

Montclair Place District Specific Plan to be complete and appropriately prepared for the proposed project, by:

Approving Resolution No. 20-1943, a Resolution of the Planning Commission of the City of Montclair, recommending that the City Council make findings pursuant to the California Environmental Quality Act, certify the Final Environmental Impact Report (SCH# 2019050011) for the Project, and adopt a statement of overriding considerations, a mitigation monitoring program, a General Plan Amendment, a Zone Change, a Specific Plan Amendment, and a new Specific Plan called the Montclair Place Specific Plan for the property (Case No. 2018-13).

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Diaz", written over a circular stamp or seal.

Michael Diaz
Community Development Director

MD/le

Attachment: Planning Commission Resolution No. 20-1943

- c: David McQuitty, CIM Group, 4700 Wilshire Boulevard, Los Angeles, CA 90010
- Stefanos Polyzoides, Moule & Polyzoides Architects and Urbanists, 180 E. California Boulevard, Pasadena, CA 91105
- Studio One Eleven, 245 E. Third Street, Long Beach, CA 90802
- Collin Ramsay, Dudek, 38 North Marengo Avenue, Pasadena, CA 91101

RESOLUTION NO. 20-1943

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR, RECOMMENDING THAT THE CITY COUNCIL MAKE FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2019050011) FOR THE PROJECT AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, A MITIGATION MONITORING PROGRAM, A GENERAL PLAN AMENDMENT, A ZONE CHANGE, A SPECIFIC PLAN AMENDMENT, AND A NEW SPECIFIC PLAN CALLED THE MONTCLAIR PLACE DISTRICT SPECIFIC PLAN FOR THE PROPERTY (CASE NO. 2018-13)

WHEREAS, on November 2, 2017, the City initiated the process to develop a new Specific Plan for the Montclair Place mall and surrounding properties in order to lay the framework for the creation of a new pedestrian-oriented, multi-modal, mixed-use downtown district to be known as the *Montclair Place District Specific Plan* (MPDSP); and

WHEREAS, MPDSP encompasses 31 parcels totaling approximately 104.35 acres (Plan Area) bounded by and includes the right-of-way of Monte Vista Avenue on the west, the I-10 Freeway on the south, Central Avenue on the east, and the existing center line of Moreno Street on the north; as depicted in Exhibit "A"; and

WHEREAS, the MPDSP would replace the existing C-3 zoning of the North Montclair Specific Plan (NMSP) for project site and introduce new mixed-use zones, to enable the future development of commercial, office, multi-family residential, hotel, and mixed-use projects within walking and biking distance of the nearby Montclair Transcenter; and

WHEREAS, a key feature of the MPDSP would provide for the demolition of all or a portion, of the existing Mall, some, or all, appurtenant free-standing outbuildings, and portions of the existing surface parking lots, to construct a pedestrian-oriented, mixed-use downtown district, with structured parking facilities through a series of planned phases; and

WHEREAS, the proposed maximum number of dwelling units for the Plan area envisioned under the MPDSP is approximately 5 million square feet of residential uses (or 6,321 dwelling units); and

WHEREAS, the total additional commercial square footage envisioned under the MPDSP is approximately 512,000 square feet. Additionally, the MPDSP includes provisions for the construction of a hotel with approximately 100 to 200 rooms; and

WHEREAS, the subject parcels within the 104.35-acre Plan Area are currently designated by the General Plan Land Use Map as "Regional Commercial" and has a corresponding consistent zoning designation of "C3 General Commercial" per the NMSP; and

WHEREAS, the proposed Project requires a general plan amendment, zone change and specific plan amendment to facilitate the adoption and implementation of the MPDSP; and

WHEREAS, the subject site is largely developed with existing commercial retail and restaurant uses in large and small structures, and associated parking fields; and

WHEREAS, the Project is a "project" under the California Environmental Quality Act (Pub. Resources Code §§ 21000 et seq.: "CEQA"); and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City is the lead agency for the proposed MPDSP Project which includes the above described action; and

WHEREAS, in accordance with State CEQA Guidelines section 15063, the City prepared an Initial Study to determine if the Project could have a significant effect on the environment; and

WHEREAS, the IS/NOP was issued for a 30-day review period between May 20, 2019 and June 18, 2019, in accordance with State CEQA Guidelines section 15082(a) and eight (8) comment letters/emails were received during the IS/NOP review period; and

WHEREAS, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on May 28, 2019, at City Hall to solicit comments on the IS/NOP; and

WHEREAS, based on the information contained in the Initial Study, which concluded that the Project could have a significant impact on the environment, the City determined that an Environmental Impact Report ("EIR") should be prepared for the Project, and an EIR was prepared in accordance with CEQA and the State CEQA Guidelines;

WHEREAS, a Draft EIR (DEIR) was prepared, incorporating comments received during the NOP review period, and the DEIR evaluating the Project's environmental

effects and alternatives was circulated for public review and comment between July 10, 2020 and August 24, 2020; and

WHEREAS, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the DEIR to the public at the same time that the City sent the Notice of Completion to the Office of Planning and Research, by mailing to neighboring property owners within a 300-foot radius of the MPDSP boundaries and posting a copy of the NOA with the County Clerk; and

WHEREAS, during the public comment period, copies of the DEIR and technical appendices were available for review and inspection at City Hall and on the City's website; and

WHEREAS, the NOA mailed to property owners on July 10, 2020, the City gave public notice that the Planning Commission's public hearing on the item would be held on August 10, 2020; and

WHEREAS, once the public comment period closes on August 24, 2020, the City will prepare a Final EIR, which will include the DEIR, comments on the DEIR, responses to comments on the DEIR, and all appropriate revisions to the DEIR and technical appendices; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on August 10, 2020, to consider the Proposed MPDSP and the DEIR, pursuant to State CEQA Guidelines section 15025(c), at which hearing, members of the public were afforded an opportunity to comment upon the Proposed MPDSP and the DEIR to consider and make a recommendation to the City Council regarding the MPDSP and the DEIR pursuant to State CEQA Guidelines section 15025(c).

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. RECITALS. The Planning Commission hereby adopts the recitals in this resolution as if fully set forth herein.

SECTION 2. ENVIRONMENTAL REVIEW. The Planning Commission hereby finds, based on consideration of the whole record before it, including testimony heard at the public hearing, as follows:

A. Review Period: The City is providing a 45-day public review period for the Draft Environmental Impact Report (DEIR) as required under State CEQA Guidelines Sections 15087(e) and 15105 from July 10, 2020 to August 24, 2020; and

B. Compliance with Law: The DEIR was prepared, processed, and noticed in accordance with CEQA and the State CEQA Guidelines ; and

C. Independent Judgment: The DEIR reflects the independent judgment and analysis of the City; and

D. Mitigation Monitoring and Reporting Program: The DEIR recommends adoption of mitigation measures to reduce significant impacts of the proposed Montclair Place District Specific Plan project. Therefore, if the Final EIR also recommends adoption of mitigation measures, the Planning Commission recommends that the City Council adopt a Mitigation Monitoring and Reporting Program pursuant to State CEQA Guidelines Section 15097. The Mitigation Monitoring and Reporting Program shall be designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements, or other measures; and

E. Statement of Overriding Considerations: The DEIR identifies that the MPDSP Project has potentially significant effects with regard to air quality, cultural resources, greenhouse gas emissions, population and housing, public services, recreation, and transportation/traffic that will remain significant despite the implementation of all feasible mitigation measures and alternatives. Therefore, if the Final EIR identifies significant and unavoidable impacts, in order to adopt the proposed Project, the City Council must first adopt a Statement of Overriding Considerations that indicates the benefits of the Project outweigh the significant and unavoidable environmental effects as required by State CEQA Guidelines section 15093. Those benefits are described in the DEIR and elsewhere in the administrative record, and will be described in the Final EIR and the Statement of Overriding Considerations as well.

F. Based on the entire record before the Planning Commission and all written and oral evidence presented, the Planning Commission recommends that the City Council make the necessary findings under CEQA, certify the Final EIR (SCH# 2019050011), adopt a Statement of Overriding Considerations (if (i) the Final EIR identifies potentially significant effects on the environment that will remain potentially significant despite the implementation of all feasible mitigation measures and alternatives and (ii) the City Council finds that the benefits of the Project outweigh the unavoidable significant environmental effects) and a Mitigation Monitoring Program (if recommended by the Final EIR) for the Project..

SECTION 3. GENERAL PLAN AMENDMENT RECOMMENDATION. Based on the entire record before the Planning Commission and all written and oral evidence presented, the Planning Commission hereby recommends City Council approval of the General Plan Amendment Resolution based on the following findings:

A. The proposed General Plan Amendment (GPA) of the Plan Area to "Planned Development" would be integrated and compatible with the Land Use and Community Design Elements of the General Plan in that it provides for the adoption and implementation of Specific Plans for large and unique areas of the community to promote the efficient utilization and consolidation of land (LU-1.1.2.). The MPDSP proposal encompasses a large land area with defined boundaries and adequate shape uniquely

situated to facilitate the goals of developing a plan consistent with the General Plan's policy to establish an effective balance of land use, circulation, transportation, community design, commercial and housing all of which are objectives contained in the MPDSP. The proposed GPA does not result in the removal or division of any existing residential neighborhoods adjacent to the site, but would allow for the site to transition from dated commercial land uses and structures, and vacant parcels to new mixed-use development consistent with new land use designations and high-quality design guidelines for new development. As such, the GPA would provide the base for establishing the framework necessary to allow for the transformation of the Plan Area into a new downtown area for the City.

B. The GPA is integrated and compatible with the Circulation Element in that the density and distribution of uses within the Plan Area of MPDSP will generate traffic which is anticipated and provided for in the Circulation Element. The GPA would be consistent with the General Plan's overall goal of providing residents and visitors of the City of Montclair a circulation network which provides safe and efficient travel within and through the community. The proposed street layout for the Plan Area, as shown in the MPDSP, anticipates the construction of a new public street network that would support efficient internal circulation and connectivity to existing streets (Monte Vista and Central Avenues, and Moreno Street) and transit alternatives in close proximity to the Plan Area. Moreover, the GPA would allow the site to be directly connected to efforts being made to develop and expand the creation of a walkable community.

C. The GPA is integrated and compatible with the Housing Element in that it provides for development of the site with housing not currently allowed under the current General Plan and/or zoning land use designations. The GPA would allow for the appropriate zoning designation that opens the way to develop housing on the site within immediate proximity to a mix of goods and services allowed by the MPDSP. In addition, the GPA would enable the City to meet projected housing needs of the community and region. The GPA and related zone change to the Specific Plan does not displace existing housing but would facilitate the development of additional housing units and commercial uses in the MPDSP. The potential for adding new housing units allowed by the GPA would contribute to the availability of housing units within the City and toward implementing the goals of the City's adopted Housing Element (2104) and upcoming update in 2021.

D. The GPA is integrated and compatible with the Conservation Element in that it provides uses which promote the orderly conservation, development, and utilization of natural resources. The City's General Plan does not designate any areas of the City as being within a habitat conservation plan (*City of Montclair General Plan 1999*). Furthermore, the City is not within any of the regional conservation plans designated by the state (CDFW 2014). As such, implementation of the Proposed GPA would not conflict with any applicable habitat conservation plan or natural community conservation plan. More specifically, the subject site is characterized as a mix of commercial retail and food uses, structures, parking fields, and a few small vacant parcels with no significant vegetation. The vacant areas at the subject location are highly disturbed, graded to

varying degrees, and support only minimal amounts of low growing vegetation (mostly annual weeds).

E. The GPA is integrated and compatible with the Open Space Element in that it provides for uses that are consistent with and promote the adopted goals and policies for preserving and managing open space within the City. No open space resources exist within the Plan Area. However, with the GPA and related zone change, new development on the site will be subject to the provisions of the MPDSP which includes requirements for landscaping (trees and vegetation) and the integration of a number of new open space/recreational spaces as part of the design of future projects which are not currently present on the site.

F. The GPA is integrated and compatible with the Noise Element in that it provides a pattern of land uses that minimizes the exposure of community residents to excessive noise. The Montclair General Plan requires future development to comply with the standards of the Noise Element. The proposed GPA would allow the subject site to transition from one of buildings large and small separated by large parking fields into new walkable, tree-lined streets, and well-designed and situated buildings that incorporate up-to-date sound attenuation methods to minimize noise impacts. The development of new residential in the Plan Area would be required to comply with the Noise Element standards, but also utilize site plan and building design strategies to reduce noise impacts to adjacent properties and future residents. Moreover, mitigation measures identified in the DEIR are designed to address future short-term and long-term noise impacts associated with new development.

G. The GPA is integrated and compatible with the Safety Element in that it provides an appropriate land use distribution and orientation which protects the community from unreasonable risks associated with seismic, geologic, flood, and wildfire hazards. Given the urbanized nature of the site and relatively gentle slope, there is no serious threat from wildland fires or geological instability. However, the General Plan recognizes the City's location within Seismic Zone 4, which is considered the most active seismic zone in the state. Further, there are no designated "Earthquake Fault Zones" in the City or the subject site as confirmed by the Alquist-Priolo Earthquake Fault Zoning Maps, geologic hazard overlays in the City of Montclair's General Plan Safety Element, and the County of San Bernardino's Land Use Plan General Plan (City of Montclair 1999 and County of San Bernardino 2010). Finally, as standard practice for all development in the City, and as specifically required by proposed Mitigation Measures contained in the DEIR prepared for the MPDSP, all future development projects on the subject site will be required to comply with the Unified Building Code standards and regulations which include proper soil preparation and compaction requirements for construction.

SECTION 4. SPECIFIC PLAN AMENDMENT RECOMMENDATION. Based on the entire record before the Planning Commission and all written and oral evidence presented, the Planning Commission hereby recommends City Council approval of the Specific Plan Amendment to remove the Plan Area from the North Montclair Specific Plan based on the following findings:

A. The Specific Plan Amendment to remove the Plan Area from the current boundaries of the NMSP is appropriate to allow the establishment of the MPDSP in its place and thereby authorize land uses that are compatible with the Planned Development land use classification and land uses specified in the MPDSP, and as reflected in the DEIR prepared for the project.

B. Uses of the Plan Area authorized by an approved MPDSP will promote and achieve the development of residential and mixed-use projects pursuant to the proposed policies and design guidelines of the MPDSP.

C. The proposed Specific Plan Amendment to remove the Plan Area from the planning area of the NMSP will not adversely impact or prevent the application of current regulations and standards pertaining to the area remaining under the jurisdiction of the NMSP.

D. The adoption of the new MPDSP represents a comprehensive and bold vision of the future for the Plan Area. The MPDSP envisions the possible demolition of all, or a portion of, the existing mall, some, or all, appurtenant freestanding outbuildings, and portions of the existing surface parking lots and parking structure, to construct a new pedestrian-oriented, mixed-use downtown district.

SECTION 5. ZONE CHANGE RECOMMENDATION. Based on the entire record before the Planning Commission, including all written and oral evidence presented, the Planning Commission hereby recommends City Council approval of the Zone Change Ordinance based on the following findings:

A. The Zone Change of the Plan Area to "Planned Development" would official change the current Montclair Zoning Map from the current C3 zoning designation assigned to the site by the underlying North Montclair Specific Plan. The new designation of "Specific Plan" would be consistent with the manner in which other Specific Plans in the City are officially designated on the Zoning Map. The Specific Plan land use designation would then accommodate the proposed MPDSP and the creation of the new sub-zoning districts – District Corridor (COR), District Place (PLA), District Commons (COM), and District Center (CEN), proposed for the Plan Area. Further, the zone change to "Specific Plan" would be consistent with the proposed General Plan Amendment to re-designate the Plan Area from "Regional Commercial" to "Planned Development."

B. Uses of the Plan Area authorized by the Zone Change promote and achieve the intended goals of the MPDSP mixed-use project. Further new residential and mixed-use development pursuant to the new land use zones of the MPDSP would also be consistent with the General Plan's Land Use and Community Design Elements policies that encourage projects that effectively balance land use, circulation, transportation, community design, and housing objectives.

C. The Zone Change is reasonably related to the public welfare of the citizens of the City of Montclair and the surrounding region because the change would enable the City to employ good zoning practices that seek to integrate the uses on this very prominent piece of property with surrounding uses and the City's overall goals for a more walkable community. Without the proposed zone change the above goals could not be achieved. Moreover, the changes promote additional housing opportunities in the City of Montclair using designs that are compatible with the high-quality design guidelines contained in the proposed MPDSP.

SECTION 6. MONTCLAIR PLACE DISTRICT SPECIFIC PLAN RECOMMENDATION

Based on the entire record before the Planning Commission, including all written and oral evidence presented, the Planning Commission hereby recommends City Council approval of the Precise Plan of Design for the MPDSP based on the following findings:

A. The MPDSP document represents a bold and transformative vision of the future for the Plan Area. In particular, the MPDSP envisions the possible demolition of all, or a portion of, the existing mall, some, or all, appurtenant freestanding outbuildings, and portions of the existing surface parking lots and parking structure, to construct a new pedestrian-oriented, mixed-use downtown district.

B. The MPDSP will complement the goals and design strategies of the existing NMDSP that abuts the north boundary of the MPDSP. Both documents share common form-based code design standards and emphasis on high-quality design and materials. New standards for the Plan Area regarding existing and new land uses, setbacks and building heights, parking, landscape, and signage to guide the formation of a distinctive and attractive "downtown" streetscape and development pattern.

C. The MPDSP provides the framework to implement a mix of uses including housing at various densities and integrated ground floor retail and office uses. All new projects within the MPDSP boundaries will be subject to outside architectural review prior to consideration by the Planning Commission. Subsequent to Commission approval, all major projects in the Plan Area would be forwarded to City Council for final consideration and determination.

SECTION 7. CUSTODIAN OF RECORDS. The location and custodian of the documents and any other material, which constitute the record of proceedings upon which the Planning Commission based its decision, is as follows: Director of Community Development, Community Development Department, City of Montclair, 5111 Benito Street, Montclair, California 91763, or by telephone at (909) 625-9477.

SECTION 8. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED, APPROVED AND ADOPTED this 10th day of August, 2020.

Planning Commission Chairperson

ATTEST:

Planning Commission Secretary