

ORDINANCE NO. 24-1009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTCLAIR REPEALING THE NORTH MONTCLAIR SPECIFIC PLAN AND ADOPTING THE ARROW HIGHWAY MIXED-USE DISTRICT SPECIFIC PLAN (AHMUD) – FILE NO. 2024-55

WHEREAS, the City of Montclair initiated the Montclair 2020 General Plan Update (“General Plan Update”) to update the 1991 City of Montclair General Plan and establish the community’s vision for orderly development and growth in Montclair by functioning as a policy document to guide land use decisions; and

WHEREAS, as part of the General Plan Update, the City developed the Arrow Highway Mixed-Use District (AHMUD) Specific Plan to implement the land use development and regulatory goals identified in the 2020 Montclair General Plan Update; and

WHEREAS, the AHMUD Specific Plan planning area includes the remnant portions of the existing *North Montclair Specific Plan* (NMSP) that was adopted on January 5, 1998 (Resolution No. 97-2163); and

WHEREAS, the AHMUD Specific Plan affects approximately 165 acres of land located within two areas at the northwest and northeast corners of the City along the Arrow Highway Corridor (“Subject Site”) as depicted in Exhibit “A”; and

WHEREAS, the AHMUD Specific Plan planning area affects 148 parcels within its boundaries as identified by Assessor Parcel Number in Exhibit “B”; and

WHEREAS, the subject site consists some residential but primarily of retail commercial and light industrial uses in large and small structures, with associated parking fields; and

WHEREAS, with the adoption of the AHMUD Specific Plan, the North Montclair Specific Plan (NMSP) is thereby repealed in its entirety; and

WHEREAS, the AHMUD Specific Plan was referred to all affected public agencies; and

WHEREAS, the AHMUD Specific Plan was reviewed, studied, and found to be consistent with the City’s adopted General Plan; and

WHEREAS, on November 12, 2024, the Planning Commission of the City of Montclair (“Planning Commission”) conducted a duly noticed public hearing on the Application at which time all persons wishing to testify in connection with the Application were heard and the Application was comprehensively reviewed; and

WHEREAS, on November 12, 2024, the Planning Commission, by a vote of X to X, recommended that the City Council approve the proposed amendments pursuant to Planning Commission Resolution No. 24-2001; and

WHEREAS, on November 22, 2024, the City gave public notice of the City Council’s public hearing on December 2, 2024, by advertisement in a newspaper of general circulation, and posted the public notice at City Hall and on the City website at <https://www.cityofmontclair.org>; and

WHEREAS, on December 2, 2024, commencing at 7:00 p.m. in the City Council Chambers at the City of Montclair Civic Center, the City Council conducted a public hearing at which time all persons wishing to testify in connection with the project were heard, and said application was fully studied; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTCLAIR HEREBY ORDAINS AS FOLLOWS:**

**Section 1.** The City prepared a Draft Environmental Impact Report (“EIR”) that analyzed the General Plan Update, as well as updates to the Housing Element, Climate Action Plan, and development of the Arrow Highway Mixed-Use District Specific Plan and Montclair Corridors Code (collectively referred to as the “Project”), including the repeal of the North Montclair Specific Plan and the Holt Avenue Specific Plan, in accordance with the California Environmental Quality Act (Public Resources Code, §§ 21000 et seq., “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000 et seq., the “CEQA Guidelines”). The Draft EIR was made available for public

review for 45 days between July 26, 2022 through September 8, 2022. The document was made available online at the City of Montclair website and available for review at City's Planning Division and Montclair Public Library in hard copy form. In response to comments received on the Draft EIR, the City prepared a Final EIR and released it to the public on November 7, 2024. The Final EIR (SCH No. 2020110481), adoption of findings under CEQA, and adoption of the Mitigation Monitoring and Reporting Program and the Statement of Overriding Considerations, and among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Ordinance incorporates by reference the environmental findings and analysis set forth in Planning Commission Resolution No. 24-2000 for the Final EIR (SCH No. 2020110481) as if fully set forth herein.

**Section 2.** Based on the entire record before the City Council, all written and oral evidence presented, and the findings made in this Ordinance, the City Council hereby repeals the North Montclair Specific Plan, in its entirety, and adopts the AHMUD Specific Plan as set forth in the attached Exhibit "A".

**Section 3.** Based on the entire record before the City Council and all written and oral evidence presented, the City Council finds the AHMUD Specific Plan to be consistent with the 2020 General Plan Update of the City of Montclair ("General Plan Update") and systematically implements the goals and objectives of the General Plan Update for the following reasons:

A. The AHMUD Specific Plan includes diagrams that specify and promote an appropriate distribution, location, and extent of land uses, including open space, which is consistent with the diagrams contained in the General Plan Update. The AHMUD Specific Plan envisions a transformation of the existing area dotted with individual commercial and warehouse uses into a cohesive complete pedestrian-oriented neighborhood that builds on existing industrial uses. The plan also allow for the opportunity to introduce a mix of new and remodeled buildings to support small-scale manufacturing and supporting retail and office space, housing types, civic buildings, and recreational facilities to the area. The permitted uses and development standards adopted as part of the AHMUD Specific Plan would not be detrimental to present and potential surrounding uses, but would have a beneficial effect, which are not achievable under the provisions of the existing North Montclair Specific Plan that it replaces. For those reasons, the City Council finds the North Montclair Specific Plan should be repealed and replaced by the AHMUD Specific Plan as a land use document that more specifically promotes consistency with the General Plan Update.

B. The AHMUD Specific Plan promotes an appropriate distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the Specific Plan area and needed to support the land uses within the Subject Site. The AHMUD Specific Plan builds off existing viable infrastructure already in place and as will supplemented by both public investment (e.g. open space, public street enhancements/facilities, etc.) and other improvements associated with private development projects. In addition, the AHMUD Specific Plan is consistent with the goals and objectives of the General Plan Update to enhance the City's economic base by allowing a variety of compatible land uses.

C. The AHMUD Specific Plan is internally consistent and consistent with the General Plan Update's standards and criteria for development, and standards for the conservation, development, and utilization of natural resources, where applicable. The AHMUD Specific Plan is set up to complement the General Plan Update and the goals and design standards and strategies of existing and recently adopted Specific Plans adjacent to its boundaries - the North Montclair Downtown Specific Plan (NMDSP) and the Montclair Place District Specific Plan (MPDSP). All these documents share common form-based code design standards and an emphasis on high-quality design and appropriate materials that will ensure consistency and guide the formation of a distinctive and attractive "downtown" streetscape and development pattern for the area.

D. The AHMUD Specific Plan includes and promotes the implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the policies of the AHMUD Specific Plan and General Plan Update. The success of the AHMUD requires the City's economic development organizational structure to accommodate the management and monitoring of all associated initiatives. Under the guiding themes of transit-connected place making, diverse uses, and local entrepreneurship, the AHMUD Specific Plan can leverage economic development in coordination with citywide goals. The City will prepare for implementing changes in the AHMUD planning area by identifying and evaluating key sources of funding that can support specific initiatives, including the establishment of

an Economic Development Fund to assist in jumpstarting economic development activities in the AHMUD. Such initiatives can include façade improvements, public programs (food trucks, street festivals, etc.), and district branding/marketing efforts. The AHMUD also encourages the City to consider the opportunity to establish an Enhanced Infrastructure Financing District (EIFD)/ Community Revitalization & Investment Authorities (CRIA) to fund AHMUD infrastructure investments. In the longer term, a District-wide EIFD or CRIA can be used to reinvest increases in land values (from future development and a value premium created by transit) into infrastructure improvements in the AHMUD. This should be done in tandem with plans for the other areas, as referenced within the General Plan Update.

E. The AHMUD Specific Plan promotes greater design flexibility and encourages more economical and efficient use of land. The AHMUD seeks to create a distinct employment destination in proximity to the Metro Gold Line expansion to Montclair. A prosperous AHMUD is one that supports a variety of uses, fosters new and creative businesses in high-growth industries such as manufacturing and healthcare, and leverages transit connectivity to establish a unique experiential identity. The AHMUD outlines how the City can take steps to turn this economic development vision into reality through policies and prioritized investments that maintain consistency with the policies contained in the General Plan Update.

F. The AHMUD Specific Plan is consistent with the local Airport Land Use Plan and local Surface Mining and Reclamation Act policies. The nearest airport is Cable Airport in the City of Upland, which is adjacent to the northernmost portions of the AHMUD planning area. Although the Cable Airport Land Use Compatibility Plan (CALUCP) Noise Contour Map identifies possible noise impacts and safety hazards, the potential harm is considered to be less than significant and requires no mitigation (Source: Montclair 2020 General Plan Update and Arrow Highway Mixed-Use District Specific Plan DEIR, 2022). Further, development policies and opportunities are compatible with any such plans.

Concerning Mineral Resources, the AHMUD planning area is identified as a location where aggregate resources are present. However, the area is already developed and contains existing commercial and intensive industrial uses. Access to mineral resources in this area is highly constrained to the point that they are effectively unavailable. Most new development in the AHMUD will be adaptive reuse or smaller scale infill projects and the loss of access to mineral resources in the area would not be substantially increased. As a result, development policies in the AHMUD will be compatible with any existing mineral resource areas.

**Section 4.** 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 5.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**Section 6.** The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

**Section 7.** Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

**APPROVED AND ADOPTED** this XX day of XX, 2024.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

I, Andrea M. Myrick, City Clerk of the City of Montclair, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 24-1009 of said City, which was introduced at a regular meeting of the City Council held on the XX day of XX, 2024, and finally passed not less than five (5) days thereafter on the XX day of XX, 2024, by the following vote, to-wit:

AYES: XX  
NOES: XX  
ABSTAIN: XX  
ABSENT: XX

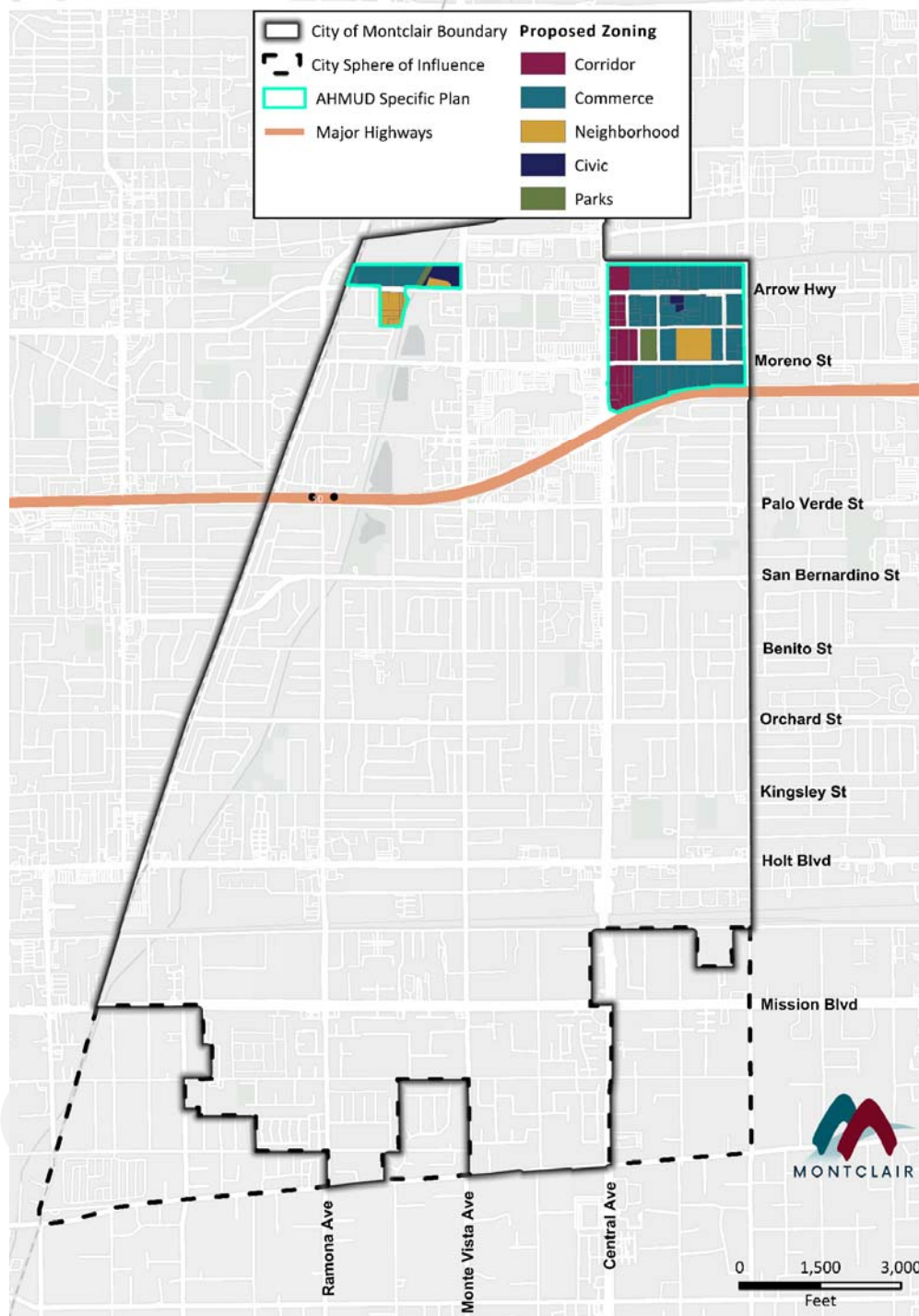
---

Andrea M. Myrick,  
City Clerk

PENDING  
CITY COUNCIL  
APPROVAL

**EXHIBIT A**  
**Ordinance No. 24-1009**

**Arrow Highway Mixed-Use District Specific Plan  
Planning Area**



**EXHIBIT B**  
**Ordinance No. 24-1009**

**Properties within Arrow Highway Mixed-Use District Specific Plan  
Planning Area Listed by Assessor Parcel Numbers (148 Parcels)**

1007-631-02-0000	1008-042-08-0000	1008-052-01-6094
1007-631-03-0000	1008-042-10-0000	1008-052-01-6097
1007-631-04-0000	1008-042-14-0000	1008-061-01-0000
1007-631-05-0000	1008-042-16-0000	1008-061-05-0000
1007-631-08-0000	1008-042-25-0000	1008-061-11-0000
1007-661-04-0000	1008-042-26-0000	1008-061-15-0000
1007-661-06-0000	1008-043-01-0000	1008-061-17-0000
1007-661-18-0000	1008-043-04-0000	1008-061-21-0000
1007-661-19-0000	1008-043-05-0000	1008-061-22-0000
1007-661-26-0000	1008-051-01-0000	1008-061-25-0000
1007-661-27-0000	1008-051-02-0000	1008-061-26-0000
1007-661-28-0000	1008-051-04-0000	1008-061-27-0000
1007-661-29-0000	1008-051-05-0000	1008-061-27-z000
1007-661-30-0000	1008-051-06-0000	1008-061-28-0000
1007-661-31-0000	1008-051-07-0000	1008-061-31-0000
1007-661-32-0000	1008-051-08-0000	1008-061-33-0000
1007-661-33-0000	1008-051-09-0000	1008-061-34-0000
1007-661-34-0000	1008-051-10-0000	1008-061-35-0000
1007-661-35-0000	1008-051-11-0000	1008-061-39-0000
1007-661-36-0000	1008-051-12-0000	1008-061-40-0000
1008-031-01-0000	1008-051-13-0000	1008-201-01-0000
1008-031-02-0000	1008-052-01-0000	1008-201-08-0000
1008-031-03-0000	1008-052-01-6002	1008-201-12-0000
1008-031-04-0000	1008-052-01-6004	1008-201-13-0000
1008-031-05-0000	1008-052-01-6012	1008-201-17-0000
1008-031-06-0000	1008-052-01-6015	1008-201-18-0000
1008-031-07-0000	1008-052-01-6016	1008-201-19-0000
1008-031-08-0000	1008-052-01-6017	1008-201-20-0000
1008-031-09-0000	1008-052-01-6018	1008-201-22-0000
1008-031-10-0000	1008-052-01-6022	1008-201-23-0000
1008-031-11-0000	1008-052-01-6031	1008-211-04-0000
1008-031-12-0000	1008-052-01-6044	1008-211-05-0000
1008-031-13-0000	1008-052-01-6051	1008-211-06-0000
1008-031-14-0000	1008-052-01-6054	1008-211-07-0000
1008-032-01-0000	1008-052-01-6057	1007-711-06-0000
1008-032-02-0000	1008-052-01-6059	1007-711-07-0000
1008-032-03-0000	1008-052-01-6062	1007-733-20-0000
1008-032-04-0000	1008-052-01-6064	1007-733-26-0000
1008-032-05-0000	1008-052-01-6065	1007-733-27-0000
1008-032-06-0000	1008-052-01-6071	1007-733-28-0000
1008-032-07-0000	1008-052-01-6073	1007-733-29-0000
1008-033-10-0000	1008-052-01-6074	1007-733-30-0000
1008-033-11-0000	1008-052-01-6077	1009-012-14-0000
1008-033-12-0000	1008-052-01-6079	1009-012-38-0000
1008-041-03-0000	1008-052-01-6080	1009-021-02-0000
1008-041-05-0000	1008-052-01-6081	1009-021-03-0000
1008-041-06-0000	1008-052-01-6085	1046-551-42-0000
1008-041-07-0000	1008-052-01-6091	
1008-042-01-0000	1008-052-01-6092	