



**REGULAR MEETING OF THE  
MONTCLAIR PLANNING COMMISSION**

to be held in the Council Chambers  
5111 Benito Street, Montclair, California

Tuesday, November 12, 2024  
7:00 p.m.

*If you want to provide comments on an agenda item, including public hearing and closed session items, please complete a Speaker Card located in the Council Chambers. The Chair (or the meeting's Presiding Officer) will call on those who submitted requests to speak at the appropriate times during the meeting. Written comments (200-word limit per agenda item, and 200-word limit for all non-agenda items combined) can also be emailed to [pcclerk@cityofmontclair.org](mailto:pcclerk@cityofmontclair.org) at least one hour before the meeting begins.*

*Watch meetings live via Zoom using the following information:*

**Zoom Link:** <https://zoom.us/j/95858571900/> **Dial Number:** 1-(669)-900-6833 **Meeting ID:** 95858571900

**AGENDA**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES — September 23, 2024**
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 an online public comment form as described above.*

6. **AGENDA ITEMS**

A. **CASE NUMBER**                      2024-55

**Project Address**                      Citywide  
**Project Applicant**                    City of Montclair  
**Project Planner**                      Michael Diaz

**Request:**

Planning Commission consideration of the 2020 General Plan Update and Environmental Impact Report which, includes the following actions:

- A. Approving Resolution No. 24-2000, a Resolution of the Planning Commission of the City of Montclair, recommending the City Council: (1) adopt environmental findings pursuant to the California Environmental Quality Act; (2) certify the 2020 General Plan Update, the Arrow Highway Mixed-use District (AHMUD) Specific Plan, and Montclair Corridors Code Final Environmental Impact Report (SCH #2020110481); (3) adopt a Statement of Overriding Considerations; (4) adopt a Mitigation and Monitoring and Reporting Program; and (5) approve the Project.

- B. Approving Resolution No. 24-2001, a Resolution of the Planning Commission of the City of Montclair, recommending to the City Council approval of the 2020 Montclair General Plan Update, its mandatory and optional elements and a General Plan Land Use Map; repealing the North Montclair Specific Plan and adopting the Arrow Highway Mixed Use Specific Plan (AHMUD); and adopting the Montclair Corridors Code, amending portion of Title 11 (Zoning and Development) of the Montclair Municipal Code, repealing the Holt Boulevard Specific Plan and the Montclair Parkway Place Specific Plan, and updating the Official Zoning Map of the City of Montclair.

**CEQA Determination:**

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”), 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”).

**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 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. ADJOURNMENT**

*The next regular joint meeting of the Planning Commission will be held on Monday, November 25, 2024, at 7:00 p.m.*

*Reports, backup materials, and additional materials related to any item on this Agenda distributed to the Planning Commission after the publication of the agenda packet are available for public inspection on the City’s website at [www.cityofmontclair.org/agendas](http://www.cityofmontclair.org/agendas) or at Montclair City Hall in the Community Development Department located at 5111 Benito Street, Montclair, from 7:00 a.m. to 6:00 p.m., Monday through Thursday.*

*If you need special assistance to participate in this meeting, please call (909) 625-9477 or e-mail [pcclerk@cityofmontclair.org](mailto:pcclerk@cityofmontclair.org). Notification prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)*

*I, Michael Diaz, Secretary of the Montclair Planning Commission, hereby certify that I posted, or caused to be posted, a copy of this Agenda not less than 72 hours prior to this meeting on the City’s website at <https://www.cityofmontclair.org/agendas/> and on the bulletin board adjacent to the north door of Montclair City Hall at 5111 Benito Street, Montclair, CA 91763 on Thursday, October 31, 2024.*

**MINUTES OF THE REGULAR MEETING OF THE CITY OF MONTCLAIR PLANNING COMMISSION HELD ON MONDAY, SEPTEMBER 23, 2024, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA**

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**1. CALL TO ORDER**

Chair Martinez called the meeting to order at 7:05 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chair Martinez led meeting participants in the Pledge.

**3. ROLL CALL ATTENDANCE**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Manny Martinez	Chair	Present
Jaso Sanchez	Vice Chair	Present
Sergio Sahagun	Planning Commissioner	Present
Krishna Patel	Planning Commissioner	Present
Xavier Mendez	Planning Commissioner	Present
Diane Robbins	City Attorney	Present
Michael Diaz	Director of Community Development	Absent
Monica Heredia	Director of Public Works/City Engineer	Present
Silvia Gutiérrez	Senior Planner	Present
Christine Caldwell	Economic Development Consultant	Present

**4. MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2024**

Moved by Commissioner Mendez, seconded by Commissioner Sahagun, and carried unanimously 4-0-1 (Patel abstained) to approve the minutes of the September 9, 2024, Planning Commission meeting.

**5. ORAL AND WRITTEN COMMUNICATIONS — None**

**6. AGENDA ITEMS**

**PUBLIC HEARING**

<b>A. CASE NUMBER</b>	<b>2023-34</b>
<b>Project Address</b>	<b>9752 Central Avenue</b>
<b>Project Applicant</b>	<b>Skolem, LLC</b>
<b>Project Planner</b>	<b>Silvia Gutiérrez</b>

**Request:**

**A request for a Conditional Use Permit (CUP), Variance, and Precise Plan of Design to allow the development of a drive-thru coffee shop. The project includes a new 950 SF building with double drive-thru lanes. The project site is on a 0.44-acre portion of the existing parking field adjacent to Central Avenue. The Variance request is to reduce the front building setback from 75 to 37 feet.**

**CEQA Determination:**

**The Planning Division has determined this project to be Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15303, new construction of new small facilities or structures less than 2,500 SF in size.**

Senior Planner Gutiérrez presented the staff report.

Chair Martinez received clarification on the changes of conditions of approval.

Chair Martinez opened the hearing for public comments on this project.

John Caglia, the applicant, expressed appreciation for the staff's thorough report and enthusiasm for adding the business to the city.

As no other members of the public in the audience wished to speak, Chair Martinez closed the public comments.

Commissioner Sahagun sought clarification on the variance and suggested property owners clean up spills in the shopping center's drive aisles. He expressed support for the coffee shop addition.

Vice Chair Sanchez inquired about parking and drive-thru traffic flow. Mr. Caglia, Ms. Eldridge, and Director Heredia explained the traffic management plan and the proposed "escape route." Senior Planner Gutiérrez noted the drive-thru design is similar to the McDonald's on Central Avenue, allowing for a 20-vehicle queue. Vice Chair Sanchez raised concerns over a potential three-point turn impacting parking and safety, which Economic Development Consultant confirmed would be evaluated by Director Heredia, and because there is an excess number of parking stalls, the area in question could be modified to provide drivers more room for a three-point turn.

Vice Chair Sanchez asked about the number of 24-hour drive-thru businesses in the city. Senior Planner Gutiérrez noted that Carl's Jr. and Clyde's currently operate 24-hour drive-thrus, adding that adequate lighting and staffing would deter loitering.

Chair Martinez concurred this project would enhance public safety by increasing visibility and deterring unwanted activity. He advised about the traffic congestion and the potential challenges that may ensue with the location.

Commissioner Mendez expressed excitement for the project and asked about traffic flow and payment methods. He noted the lack of restrooms might affect nearby businesses and asked if Wi-Fi would be provided; Mr. Caglia confirmed Wi-Fi would not be available, as the shop aims for quick service. Commissioner Mendez also inquired about landscaping, to which Senior Planner Gutiérrez confirmed it would feature drought-tolerant California native plants. Economic Development Consultant added that the landscape designer for Sprouts would also work on the Dutch Bros project to ensure consistency in design.

Commissioner Mendez raised a concern about potential late-night safety risks, which Mr. Caglia addressed by noting staff presence, security cameras, and card payment options to deter robbery.

Commissioner Patel expressed enthusiasm for Dutch Bros and the revitalization of the shopping center’s landscape. He suggested training traffic controllers for optimal drive-thru queue management and proposed a right-turn-only restriction at one of the Central Avenue exits to improve flow. He also noted the trash enclosure height might impede driver visibility when exiting the center.

Director Heredia acknowledged the traffic management plan could be adjusted as necessary once Dutch Bros opens and committed to reviewing the trash enclosure for line-of-sight clearance.

Economic Development Consultant and City Attorney proposed to include a condition for the site plan modification and connection with circulation to be included with the condition of approval.

**Recommended Motion:**

- A. Based upon evidence submitted, the project is deemed exempt from the California Environmental Quality Act (CEQA) under Section 15303, New Construction of new small facilities or structures less than 2,500 SF in size.

**Moved by: Vice Chair Sachez**

**Seconded by: Commissioner Sahagun**

**Ayes: 5**

**Noes: 0**

**Absent: 0**

- B. Approved a Conditional Use Permit, Setback Variance, and Precise Plan of Design, under Case No. 2024-34, for the proposed 950 SF building with two drive-thru lanes and 336 SF covered patio and limited outdoor seating; a Variance for a reduced front building setback; and Precise Plan of Design (PPD) approval for the proposed site plan, building design, exterior materials and colors at 9752 Central Avenue within the Montclair Town Center, per the submitted plans and as described in the staff report, subject to the conditions of approval in attached Resolution 24-1998.

**Moved by: Commissioner Mendez**

**Seconded by: Chair Martinez**

**Ayes: 5**

**Noes: 0**

**Absent: 0**


**7. INFORMATION ITEMS**

Senior Planner Gutiérrez reported that Burger King has reinstated its landscaping proposal, aligning with the recent improvements in the shopping center. Additionally, Chevron will incorporate a similar landscaping design, ensuring consistency across the center’s aesthetic in conjunction with the two new projects—Sprouts Farmers Market and Dutch Bros. This cohesive approach reflects the City’s commitment to enhancing community spaces with thoughtfully coordinated improvements.

**8. ADJOURNMENT**

Chair Martinez adjourned the Planning Commission meeting at 8:35 p.m.

Submitted for City of Montclair Planning  
Commission approval,

  
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Sharon Giang, Recording Secretary

SUBMITTED FOR APPROVAL

# Report on Item Number 6. a

PUBLIC HEARING – CASE NUMBER 2024-55

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<b>DOCUMENTS</b>	2020 Montclair General Plan Update Arrow Highway Mixed-Use Specific Plan Montclair Corridors Code
<b>NAME OF APPLICANT</b>	City of Montclair
<b>LOCATION OF PROPERTY</b>	Citywide
<b>ENVIRONMENTAL DETERMINATION</b>	Environmental Impact Report (SCH# 2020110481)
<b>PROJECT PLANNER</b>	Director of Community Development Michael Diaz

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## SUMMARY

In 2018, the City embarked on a multi-year process to comprehensively update the 1991 Montclair General Plan (General Plan Update), per State planning and zoning law (California Government Code Section 65000 et seq.) that requires all counties and cities to prepare and maintain a general plan for the long-term growth, development, and management of the land within the jurisdiction’s planning boundaries.

### Proposed Planning Documents for Adoption

- **2020 Montclair General Plan Update** – establishes the City’s long-range vision and sets forth the principles, goals, policies, and actions to help achieve the community vision. As such, the General Plan is the City’s lead legal document and provides the framework looking ahead 20 years or more. The General Plan provides policy guidance within seven “elements” mandated by state planning and zoning law. The mandatory elements for all jurisdictions are land use, circulation, housing, conservation, open space, noise, and safety. Other elements may be included depending on the needs of the jurisdiction.<sup>1</sup> Once adopted, the General Plan is used regularly by the City Council, Planning Commission, and City staff to make decisions with direct and indirect land use implications. See Exhibit A for current General Plan Land Use Map and Exhibit B for proposed General Plan Land Use Map.

As part of the 2020 General Plan Update, the City also intends to adopt the following documents to implement the land use and regulatory goals of the General Plan Update:

- **Arrow Highway Mixed-Use District Specific Plan (AHMUD)** – This plan focuses on the northwest and northeast corners of Montclair, along the Arrow Highway Corridor as depicted in Exhibit C. The AHMUD includes new land use regulations and standards regarding future development as well as provisions to allow new mixed-use and residential development. The plan also envisions a new public park, new development on the north and south side of Arrow Highway, new development facing Central Avenue, and phasing of public infrastructure such as improvements

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<sup>1</sup> The term “element” refers to the topics that California law requires to be covered in a general plan (Gov. Code § 65302). There is no mandatory structure or maximum number of elements that a general plan may contain.

to streetscapes, and the San Antonio Channel Creek. The *AHMUD Specific Plan* will replace the existing *North Montclair Specific Plan* (1997).

- **Montclair Corridors Code** - The City will also amend its Development Code (Montclair Municipal Code (MMC) Title 11) and Official Zoning Map to implement the updated General Plan via the Montclair Corridors Code. The Montclair Corridors Code will include the creation of new zoning designations and development standards for the Central Avenue (south of the I-10 Freeway), Holt Boulevard, and Mission Boulevard corridors. The boundaries of the Montclair Corridors Code are identified in Exhibit D.

## **RECOMMENDATIONS**

In coordination with City consultants, staff has prepared the General Plan Update and an Environmental Impact Report for the Planning Commission's review and recommendation to the City Council. Staff recommends the Planning Commission consider the adoption of a Resolution recommending the City Council to:

- A. Certify the Environmental Impact Report (EIR) for the General Plan Update, the repeal of the *North Montclair Specific Plan*, the adoption of the AHMUD and Montclair Corridors Code; and
- B. Adopt the General Plan Update, including the components of all mandated elements; and
- C. Adopt the repeal of the North Montclair Specific Plan and adopt the *Arrow Highway Mixed-Use District* (AHMUD) Specific Plan; and
- D. Adopt the Montclair Corridors Plan and approve an amendment to Title 11 (Zoning and Development) of the Montclair Municipal Code (MMC) to replace six existing land-use designations with five new designations and development standards, and repeal the *Holt Boulevard Specific Plan* (1991) and the *Montclair Parkway Place Specific Plan* (1991), collectively the "The Project."

## **Document Links**

Montclair General Plan 2020 Update:

<https://cloud.cityofmontclair.org/main.html?download&weblink=a82e82d83847d69279ce773ece6d3370&realfilename=Montclair%20General%20Plan%20October%202024.pdf>

Montclair General Plan FEIR:

[https://cloud.cityofmontclair.org/main.html?download&weblink=b371ecb26058191eda043ac6e9481b7a&realfilename=Montclair%202020%20GPU%20%26%20AHMUD%20Specific%20Plan\\_FEIR.pdf](https://cloud.cityofmontclair.org/main.html?download&weblink=b371ecb26058191eda043ac6e9481b7a&realfilename=Montclair%202020%20GPU%20%26%20AHMUD%20Specific%20Plan_FEIR.pdf)

Findings of Fact and Statement of Overriding Considerations:

<https://cloud.cityofmontclair.org/main.html?download&weblink=64105ac68196101cb28ce4f7f92053c5&realfilename=Montclair%20Findings%20of%20Fact%20and%20SOC%20Exhibit%20A%20and%20B%20Planning%20Commission%20Resolution%2024.2000.pdf>

Housing Element:

<https://cloud.cityofmontclair.org/main.html?download&weblink=4ac091948bf740790149c5a5a7633931&realfilename=Montclair%202021-2029%20October%202024.pdf>

Corridors Code:

[https://cloud.cityofmontclair.org/main.html?download&weblink=9ad0bc82fadf642607966525537719a1&realfilename=montclair\\_5th\\_adopted021214.pdf](https://cloud.cityofmontclair.org/main.html?download&weblink=9ad0bc82fadf642607966525537719a1&realfilename=montclair_5th_adopted021214.pdf)



Arrow Highway Mixed Use District Specific Plan:  
[https://cloud.cityofmontclair.org/main.html?download&weblink=7e5900361a4f54bac9f91270501dad44&realfilename=AHMUD\\$20Specific\\$20Plan\\$20October\\$202024.pdf](https://cloud.cityofmontclair.org/main.html?download&weblink=7e5900361a4f54bac9f91270501dad44&realfilename=AHMUD$20Specific$20Plan$20October$202024.pdf)

Climate Action Plan:  
[https://cloud.cityofmontclair.org/main.html?download&weblink=a5a23b2300384242fd56749e5545989f&realfilename=Montclair\\$20CAP\\_2024\\$20Update.pdf](https://cloud.cityofmontclair.org/main.html?download&weblink=a5a23b2300384242fd56749e5545989f&realfilename=Montclair$20CAP_2024$20Update.pdf)

**BACKGROUND**

- The City of Montclair hosted a series of General Plan Update focus group meetings that included City Council Members, Planning Commissioners, Community Activities Commissioners, stakeholders, and members of the public. The following is the list of the meetings:

General Plan: Focus Group Meetings	
January 17, 2019	General Plan: Our Prosperous Community Focus Group Special Meeting
January 31, 2019	General Plan: Our Natural, Healthy, and Safe Community Focus Group Special Meeting
February 7, 2019	General Plan: Our Creative and Active Community Focus Group Special Meeting
March 7, 2019	General Plan: CORE Focus Group Special Meeting
August 15, 2019	General Plan: Our Prosperous Community Focus Group Special Meeting
August 22, 2019	General Plan: Our Natural, Healthy, and Safe Community Focus Group Special Meeting
September 26, 2019	General Plan: Our Creative and Active Community Focus Group Special Meeting
October 10, 2019	General Plan: CORE Focus Group Special Meeting

- The City hosted a series of General Plan Charrettes from April 8-11, 2019.
- The City hosted joint City Council and Planning Commission Meetings regarding updates to the General Plan on February 26, 2020, January 19, 2023, and October 3, 2024.
- State planning and zoning law establishes that zoning ordinances are required to be consistent with the General Plan and any applicable specific plans, area plans, master plans, and other related planning documents. When amendments to the General Plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure consistency between the revised land use designations in the General Plan (if any) and the permitted uses or development standards of the zoning ordinance (Gov. Code Section 65860, subd. [c]). For that reason, and to maintain consistency with the General Plan Update, the City also considered and prepared amendments to certain existing planning documents.

These documents include:

- A. Repeal of the existing *North Montclair Specific Plan*;
- B. Repeal of the *Holt Boulevard Specific Plan*;
- C. Repeal of the *Montclair Parkway Place Specific Plan*; and
- D. Adoption of the Montclair Corridors Code to create new zoning designations and development standards for the Central Avenue (south of the I-10 Freeway), Holt Boulevard, and Mission Boulevard corridors.

### **GENERAL PLAN ELEMENTS (Required and Optional)**

The State of California requires every General Plan to include seven elements: Land Use, Circulation, Conservation, Housing, Noise, Open Space, and Safety. The Montclair General Plan format satisfies the State requirement and includes optional elements as well. Pursuant to Gov. Code § 65302), there is no mandatory structure or maximum number of elements that a general plan must include. Once added to the general plan, each element, regardless of statutory requirement, assumes the same legal standing and must be consistent with other elements (Gov. Code § 65300.5).

The Montclair General Plan chapters are conceived with vision-based titles for each General Plan element. This organization allows for an integration of related aspects from each element. The General Plan will also include an updated Land Use Map for the City. The 2020 Montclair General Plan Update features the following eight elements:

1. **Our Natural Community** (Conservation and Open Space Elements) – This Chapter addresses how Montclair can thrive in balance with the community’s natural ecosystems.
2. **Our Prosperous Community** (Economic Development Element) – This Chapter addresses how Montclair can attract and retain high-wage and high-value enterprises, and diversify and increase the local tax base.
3. **Our Well Planned Community** (Land Use/Design, Housing, and Parks and Recreation) – This Chapter will feature the preferred land use plan that directs new growth by reinvesting in key opportunity areas like the *North Montclair Downtown Specific Plan* (NMDSP), *Arrow Highway Mixed-Use District Specific Plan* (AHMUD), and *Corridors Code* while protecting natural resources, respecting stable residential neighborhoods, and making high quality places by insisting on the highest standard in architecture, landscaping, and urban design.
4. **Our Accessible Community** (Circulation Element) – This Chapter addresses transportation choices advocated by SB 375 and AB 1358 by strengthening and balancing pedestrian, bike, and transit connections in the City and surrounding region.
5. **Our Healthy Community** (Public Health, Noise, and Land Use) – This Chapter will seek to build effective partnerships that improve physical and mental health and social well-being.

6. **Our Safe Community** (Safety) – This Chapter will increase awareness of emergencies, and minimize threats to life and damage to structures from hazards.
7. **Our Active Community** (Land Use, Open Space, Parks and Recreation) – This Chapter addresses parks and open spaces to provide enriching recreational options for the entire community.
8. **Our Creative Community** (Culture) – This Chapter seeks to weave arts, cultural events, and community programs into everyday life.

<b>Montclair 2020 General Plan</b> Summary of Elements – Required and Optional		
<i>General Plan Chapters</i>	<i>Required/Optional Elements</i>	<i>Topics Covered</i>
1	Our Natural Community	Conservation, Open Space
2	Our Prosperous Community	Economic Development
3	Our Well-Planned Community	Land Use/Design, Housing, Parks and Recreation
4	Our Accessible Community	Circulation
5	Our Healthy Community	Public Health, Noise, and Land Use
6	Our Safe Community	Safety
7	Our Active Community	Land Use, Open Space, Parks and Recreation
8	Our Creative Community	Culture

Each element of the General Plan contains a series of goals, policies, and implementation actions. The goals, policies, and actions provide guidance to the City on how to direct change, manage growth, and manage resources over the approximately 20-year life of the General Plan Update.

- **Goals** – Goals are long-range, broad, and comprehensive targets. Goals are not necessarily measurable or achievable; rather, they describe a desired end-state condition for Montclair.
- **Policies** – Policies describe the context and rationale of desired outcomes. Policies are focused and specific.
- **Actions** – Actions are specific proactive steps to achieve the goals. They are the critical links between long-range planning and current decision-making.

## Housing Element

As indicated above, the Housing Element is a component of the 2020 Montclair General Plan Update as one of the required elements of the General Plan. The Housing Element is the only element required to be approved (“certified”) by the State and has a shorter planning period (eight years) than the other General Plan elements. According to State law, the Housing Element must provide goals, policies, quantified objectives, and scheduled programs to preserve, improve, and develop housing and meet the City’s assigned Regional Housing Needs Allocation (RHNA) of housing units to be constructed during the planning period. The current Housing Element was completed in 2014 for the period 2014–2021.

The Housing Element identifies 25 Housing Opportunity Sites where housing density will be amended to accommodate the City’s RHNA allocation. Density amendments are contained within the proposed AHMUD Specific Plan and the new Montclair Corridors Code. These density amendments are required to be adopted concurrently with the General Plan Update and Housing Element so the Housing Element to be certified by HCD.

Public meetings regarding the update of the City’s Housing Element were held on March 3, 2021, and on December 15, 2021. The new Housing Element (6th Cycle, 2021–2029), was prepared and presented to the California Department of Housing and Community Development (“HCD”) for review. HCD responded on July 27, 2022, finding the City’s Draft Housing Element had met the statutory requirements of state housing law. The letter clarified that the Housing Element would substantially comply with Housing Element Law (Gov. Code § 65580 et seq.) when adopted, submitted to, and approved by HCD. The Housing Element was analyzed in the Environmental Impact Report (“EIR”) prepared for the 2020 General Plan Update.

### **AHMUD SPECIFIC PLAN**

The AHMUD Specific Plan has developed concurrently with the proposed General Plan Update. This document is intended to implement the goals and policies of the new General Plan Update and provide standards and details designed to enhance new and in-fill development for the AHMUD planning area generally described as the remainder portions of the *North Montclair Specific Plan*. To avoid duplication of plans, the AHMUD will replace the *North Montclair Specific Plan* focusing on two distinct areas at the northwest and northeast corners of Montclair, along the Arrow Highway corridor. The AHMUD Specific Plan will be a standalone policy and regulatory document that will guide decisions to achieve future growth within the AHMUD. As a result of the adoption of the AHMUD, the *North Montclair Specific Plan* will be repealed. See Exhibit E.

The plan envisions a transformation of the existing area dotted with individual commercial and warehouse uses into a cohesive complete neighborhood that builds on existing industrial uses while featuring a traditional fine-grained mix of small-scale manufacturing, with supporting retail and office space, housing types, civic buildings, and recreational facilities. The project emphasizes a rich public realm, walkability, mixed uses, a sense of community, and diversity.

The AHMUD is a form-based code with design standards focused on the design of the public realm: the public space defined by the exterior of buildings and the surrounding streets and open space. New standards for the Plan Area regarding existing and new land uses, setbacks, building heights, parking, landscape, and signage are all intended to lead to the formation of a distinctive and attractive “downtown” streetscape and

development pattern. AHMUD 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 AHMUD.

In the AHMUD area, there will be three zoning districts as summarized below:

- **Corridor:** The Central Avenue Corridor Zone permits regional and community-serving retail, office, cultural, and residential mixed-uses. Active uses are located at the sidewalk level with commercial uses at the upper levels. New buildings are block scale, up to four floors (50 feet in height). A continuous building frontage along Central Avenue will provide definition and enclosure to the public realm. Taller buildings line up the wide stretch of street frontage with buildings stepping down in the rear. The standards in this zone are intended to promote a walkable, diverse, and well-connected area.
- **Commerce:** The Commerce Zone permits a wide variety of office and large-format retail and commercial activity along with multi-family dwellings. Uses would include flex/light-industrial uses including research and development uses, small-scale smart manufacturing, professional and medical offices, and traditional business parks. The Commerce Zone supports continued reinvestment and context-sensitive intensification that promotes local businesses and enhances housing choices.
- **Neighborhood:** Primarily residential with a variety of single and small multi-family dwellings organized along walkable streetscapes. The basic needs of daily life are met by limited neighborhood serving commercial/retail uses in close proximity. Streets form a connected network, providing alternate routes that help to disperse traffic, and are equitable for vehicles, pedestrians, and bicyclists. Diversity in the type, size, and disposition of buildings, streets, and open spaces creates many options in environments, experiences, functions, uses, prices, and populations.

### **MONTCLAIR CORRIDORS CODE**

The Montclair Corridors Code (Corridors Code) was developed to implement the Vision, Goals, and Policies of the 2020 Montclair General Plan. More specifically, the Corridors Code will include new zoning designations and development standards for the Central Avenue (south of the I-10 Freeway), Holt Boulevard, and Mission Boulevard corridors, into places where:

1. A mixture of land uses including shops, workplaces, and residences are within walking distance of one another and produce an urban form that is inviting, comfortable, safe, and ecologically resilient;
2. Streets and open spaces promote a vibrant, safe, healthy, and prosperous place; and
3. New infill and remodeled buildings work together with existing buildings to define the pedestrian-oriented space of the public streets within the Corridor Area.

The proposed new land use designations for the Corridors Code are summarized below:

- **Neighborhood Residential:** The zone permits detached single-family homes.
- **Neighborhood Edge:** The zone is comprised primarily of single-family and single-family-compatible multi-family residential uses including live/work, organized along walkable streetscapes. The basic needs of daily life are met by limited neighborhood-serving commercial/retail uses in close proximity. Streets form a connected network, providing alternate routes that help to disperse traffic, and are equitable for vehicles, pedestrians, and bicyclists. Diversity in the type, size, and disposition of buildings, streets, and open spaces creates many options in environments, functions, uses, prices, and populations.
- **Commerce-Mixed Use:** The Commerce-Mixed Use Zone permits a wide variety of office and large-format retail and commercial activity along with multi-family dwellings. Uses would include flex/light-industrial uses including research and development uses, small-scale smart manufacturing, professional and medical offices, and traditional business parks. The Commerce Zone supports continued reinvestment and context-sensitive intensification that promotes local businesses and enhances housing choices. A range of open spaces, walkable streets, and alleys, weave together the various existing and proposed assets.
- **Commerce-Industrial:** The zone is established to provide a location for low- to medium-intensity industrial uses, typically comprised primarily of large and varied building sizes with substantial activity from large cargo vehicles (e.g., semi-trailers, box and cargo vans). These areas are accessible and interconnected but not typically oriented to the pedestrian.
- **Civic:** Public or quasi-public in operation, civic buildings and spaces are the cornerstone of neighborhoods and a symbolic reflection of Montclair's values and aspirations. The civic buildings may operate in the fields of the arts, culture, education, recreation, government, transit, security, health, safety, and public utility. Since public buildings represent a collective identity, their design should set them apart from more conventional private buildings. Civic building sites should be located within or adjacent to a civic space, or at the terminated vista of a significant thoroughfare. These places are easily accessible by foot or automobile and have formal access points that address the street.

The Corridors Code necessitates an amendment to Title 11 (Zoning and Development) of the Montclair Municipal Code (MMC) to replace six existing land-use designations with five new designations and development standards proposed by the Corridors Code. In addition, approval of the Corridors Code will require the repeal of the Holt Boulevard Specific Plan (1991) and the Montclair Parkway Place Specific Plan (1991). See Exhibit E for Specific Plans to be repealed, Exhibit F for Current Zoning Map, and Exhibit G for Proposed Zoning Map.



The proposed code amendment and specific plans identified for repeal are indicated in the table below:

<b>Municipal Code Amendment (Text and Official Zoning Map) For the Montclair Corridors Code</b>		
<b><i>Municipal Code Title 11 Chapters:</i></b>	<b><i>Existing Land Use Designations</i></b>	<b><i>Proposed Land Use Designations by the Corridors Code</i></b>
11.24	Administrative Professional (AP)	<ul style="list-style-type: none"> <li>• Neighborhood Residential</li> <li>• Neighborhood Edge</li> <li>• Commerce—Mixed Use</li> <li>• Commerce—Industrial</li> <li>• Civic</li> </ul>
11.26	Restricted Commercial (C2)	
11.28	General Commercial (C3)	
11.30	Manufacturing Industrial Park (MIP)	
11.32	Limited Manufacturing (M1)	
11.34	General Manufacturing (M2)	
<b><i>Specific Plans (To be Repealed in Entirety)</i></b>		
Holt Boulevard Specific Plan (1991)		
Montclair Parkway Place Specific Plan (1991)		

### Water Use Policy

At the October 3, 2024, joint City Council/Planning Commission General Plan Update meeting, comments were made including a question regarding how the General Plan would address climate change and recurring drought conditions affecting the community. The General Plan does address water in Chapter 3 – Our Well Planned Community – of the documents and includes Policy P3.11, which states the following:

*“Maintain and enhance water supply agreements and distribution infrastructure to equitably meet projected future water demands through the City through a variety of drought and demand scenarios.”*

As briefly described above, General Plan goals are expressed in a manner that moves from broad statements to more specific policies and actions. In this case, Policy P3.11 also includes four implementation actions. Actions specified in Policy P3.11 are specific proactive steps to achieve the goals regarding adequate supply of water, expansion of infrastructure, expanded use of recycled water, and promotion of increased infiltration of stormwater runoff.

In addition, the General Plan Update includes the preparation of a separate document known as the Climate Action Plan (CAP) that provides more details on how climate change will be addressed within the community. The CAP recognizes that Montclair will likely experience changes in precipitation, in addition to changes in available water resources from the State Water Project (SWP). Changes in precipitation coupled with increased temperatures can cause periods of abnormally dry weather, further affecting water supply and groundwater recharge. While many of these issues occur at a greater regional and even global scale, the City and community can take steps to conserve water at a local level. Planting drought-tolerant landscaping can lessen the demand for irrigation and help decrease stormwater runoff. Having the CAP approved as a separate document allows the City an easier process for amending the document in response to changes in state law or in support of new local initiatives.

The following policies are some key examples of those included in the Climate Action Plan:

1. Adopt an ordinance requiring non-residential buildings over 20,000 square feet (including municipal buildings over 7,500 square feet) to disclose water use annually for benchmarking purposes, and then take action to reduce water consumption.
2. Adopt a cool pavement ordinance to reduce the “heat island effect” and improve water quality.
3. Continued enforcement of the Model Water Efficient Landscapes Ordinance as periodically amended by the State.
4. Adopt an ordinance restricting the use of potable water for non-functional uses, and requiring greywater capture for land uses that are excess water users (e.g., car washes, large fields, etc.).
5. Promote alternative driveways/sidewalk materials and greenscaping through educational pamphlets and programs; incentivize residents to transition from impervious to pervious hardscapes.

Based on the above, it is evident that policies related to discouraging the use of non-functional turf, restrictions on the use of potable water on non-functional turf, and installation of drought-tolerant landscaping are all part of, and encouraged by the proposed General Plan and Climate Action Plan. Further, Montclair is required to adhere to evolving state water policy requirements. Montclair City staff does comply with state regulations and will enforce requirements related to the use of potable water that will effectively deter the installation of non-functional turf on all properties in the City in compliance with the schedule outlined above.

**ENVIRONMENTAL ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA), the City of Montclair is the lead agency for the 2020 Montclair General Plan Update, AHMUD, and Montclair Corridors Code (the proposed Project). As lead agency, the City determined that an Environmental Impact Report (EIR) should be prepared because the Project may have a significant effect on the environment. In accordance with State CEQA Guidelines section 15082, on November 16, 2020, the City sent to the Office of Planning and Research and each responsible trustee agency a Notice of Preparation (NOP) stating that an EIR (State Clearinghouse No. 2020110481) would be prepared.

According 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 December 1, 2020, to solicit comments on the scope of the environmental review of the proposed Project and five comments in total were received. Pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City prepared a Draft EIR, incorporating comments received in response to the NOP. The Draft EIR determined mitigation measures were required to mitigate impacts to a less than significant level for the following resource areas: biological resources, archaeological resources, geology and soils, tribal cultural resources, and noise. The Draft EIR further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to air quality and historical resources.



A Notice of Completion was prepared and filed with the Office of Planning and Research on July 26, 2022; and as required by State CEQA Guidelines section 15087(a), the City provided a Notice of Availability (NOA) of the Draft EIR to the public at the same time that the City sent Notice of Completion to the Office of Planning and Research, on July 26, 2022. During the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at the City's Planning Division, on the City's website, and at the Montclair Public Library. The Draft EIR was circulated for at least a 45-day public review and comment period from July 26, 2022, through September 8, 2022. The City received one comment letter during the public review period.

An EIR must disclose the expected direct and indirect environmental impacts associated with a project, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed Project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize significant environmental impacts of proposed development.

On November 7, 2024 the City released the Final EIR (FEIR) for the 2020 Montclair General Plan Update, which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR the one written comment letter received on the Draft EIR, written response to the written comment letter received on the Draft EIR, and errata to the Draft EIR and technical appendices (as modified by the Final EIR). The Final EIR (FEIR) is included in the Planning Commissioner's packet referenced as Attachment No. 1.

The City Council, as the decision-making body, will review and consider the FEIR. If the City Council finds that the FEIR complies with CEQA, reflects the City's independent judgment and analysis, and was presented to the City Council, which reviewed and considered the information in the FEIR before approving the project, the City Council may certify the FEIR. Should the City Council decide to approve the project, it will be necessary to make findings under CEQA for those significant environmental impacts identified in the Draft EIR, including a Statement of Overriding Considerations.

The Mitigation Monitoring and Reporting Program (MMRP) is a CEQA-required component of the EIR process for the project. Section 21081.6 of the Public Resources Code requires a public agency to adopt a monitoring and reporting program to ensure the efficacy and enforceability of any mitigation measures applied to the proposed project. The Findings of Facts, Overriding Considerations, and the MMRP are included in the Planning Commission packets as Exhibit A to Planning Commission Resolutions No. 24-2000 and 24-2001.

### Findings for the 2020 Montclair General Plan

State planning and zoning law requires that a General Plan and each of its elements must "comprise an integrated, internally consistent and compatible statement of policies." (Government Code § 65300.5). Proposed findings of consistency for the General Plan Update, the proposed AHMUD, and the Montclair Corridors Code are attached to this report as draft City Council Resolution and Ordinances included in the packets.

## **PUBLIC NOTICE**

A Notice of Public Hearing was advertised in the Inland Valley Daily Bulletin on November 1, 2024. Staff also sent electronic (e-mail) and mailed public hearing notices to all individuals who mailed and sent electronic requests to receive notice of actions taken by the City relative to the General Plan Update (Public Hearing Subscribers, General Plan Interest List, and CEQA Distribution List). In addition, the meeting agenda is posted at designated posting locations at City Hill.

## **RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

- A. Approve Resolution No. 24-2000, a Resolution of the Planning Commission of the City of Montclair, recommending the City Council: (1) adopt environmental findings pursuant to the California Environmental Quality Act; (2) certify the 2020 General Plan Update, the Arrow Highway Mixed-use District (AHMUD) Specific Plan, and Montclair Corridors Code Final Environmental Impact Report (SCH #2020110481); (3) adopt a Statement of Overriding Considerations; (4) adopt a Mitigation and Monitoring and Reporting Program; and (5) approve the Project.
  
- B. Approve Resolution No. 24-2001, a Resolution of the Planning Commission of the City of Montclair, recommending to the City Council approval of the 2020 Montclair General Plan Update, its mandatory and optional elements and a General Plan Land Use Map; repealing the North Montclair Specific Plan and adopting the Arrow Highway Mixed Use Specific Plan (AHMUD); and adopting the Montclair Corridors Code, amending portion of Title 11 (Zoning and Development) of the Montclair Municipal Code, repealing the Holt Boulevard Specific Plan and the Montclair Parkway Place Specific Plan, and updating the Official Zoning Map of the City of Montclair.

Respectfully submitted,



Michael Diaz  
Director of Community Development

MD:csc

### Exhibits:

- A. Current Montclair General Plan Land Use Map
- B. Proposed Montclair General Plan Land Use Map
- C. Arrow Highway Mixed-Use District Specific Plan (AHMUD) Map
- D. Montclair Corridors Code Map
- E. Proposed Specific Plans to be Repealed
- F. Current Zoning Map
- G. Proposed Zoning Map

### Resolutions:

- Planning Commission Resolution No. 24-2000
- Planning Commission Resolution No. 24-2001

### Attachment:

1. Draft EIR

c: Kaizer Rangwala, Rangwala  
Associates  
Sarah Walker  
Rincon Associates

## RESOLUTION NO. 24-2000

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR, RECOMMENDING THE CITY COUNCIL: (1) ADOPT ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, (2) CERTIFY THE MONTCLAIR 2020 GENERAL PLAN UPDATE, THE ARROW HIGHWAY MIXED-USE DISTRICT (AHMUD) SPECIFIC PLAN, AND MONTCLAIR CORRIDORS CODE FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2020110481), (3) ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, (4) ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM, AND (5) APPROVE THE PROJECT**

**WHEREAS**, the Montclair 2020 General Plan Update (“General Plan Update”) is an update of the City of Montclair General Plan and establishes the community’s vision for orderly development and growth in Montclair by functioning as a policy document to guide land use decisions in the City’s Plan Area through the year 2040; and

**WHEREAS**, the General Plan Update includes the first comprehensive update of the City’s General Plan since 1999, and serves as the City’s primary guide for land use and development decisions and serves as the “blueprint” for future development and conservation of the community; and

**WHEREAS**, the updates to the City’s General Plan includes an update to the Housing Element and relevant portions of the Climate Action Plan; and

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

**WHEREAS**, the General Plan Update updates to the Housing Element and Climate Action Plan, the AHMUD Specific Plan, and Montclair Corridors Code, are collectively referred to as the “Project” for purposes of the California Environmental Quality Act (CEQA),

**WHEREAS**, the City of Montclair, as the lead agency for the proposed Project determined that an Environmental Impact Report (EIR) should be prepared because the Project may have a significant effect on the environment; and

**WHEREAS**, in accordance with State CEQA Guidelines section 15082, on November 16, 2020, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation (NOP) stating that an Environmental Impact Report (State Clearinghouse No. 2020110481) would be prepared; 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 December 1, 2020, to solicit comments on the scope of the environmental review of the proposed Project and, five comments in total were received; and

**WHEREAS**, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City prepared a Draft EIR, incorporating comments received in response to the NOP; and

**WHEREAS**, the Draft EIR determined that mitigation measures were required to mitigate impacts to a less than significant level for the following resource areas: biological resources, archaeological resources, geology and soils, tribal cultural resources, and noise; and

**WHEREAS**, the Draft EIR further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to air quality and historical resources; and

**WHEREAS**, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on July 26, 2022; and

**WHEREAS**, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public at the same time that the City sent Notice of Completion to the Office of Planning and Research, on July 26, 2022; and

**WHEREAS**, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at the City's Planning Division, on the City's website, and at the Montclair Public Library; and

**WHEREAS**, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from July 26, 2022 through September 8, 2022; and

**WHEREAS**, the City received one comment letter during the public review period; and

**WHEREAS**, on November 7, 2024, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR) the one written comment letter received on the Draft EIR, written response to the written comment letter received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

**WHEREAS**, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices (as modified by the Final EIR); and

**WHEREAS**, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

**WHEREAS**, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

**WHEREAS**, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of

the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and, although no significant and unavoidable impacts were identified, the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

**WHEREAS**, the City has made certain findings of fact, as set forth in **Exhibit A** to this Resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

**WHEREAS**, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in **Section 4.1** of **Exhibit A**; and

**WHEREAS**, the City finds that environmental impacts that are identified in the EIR that are less than significant with the incorporation of mitigation measures are described in **Section 4.2** of **Exhibit A**; and

**WHEREAS**, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in **Section 4.3** of **Exhibit A**; and

**WHEREAS**, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in **Section 4.4** of **Exhibit A**; and

**WHEREAS**, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in **Section 5** of **Exhibit A**; and

**WHEREAS**, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in **Section 6** of **Exhibit A**; and

**WHEREAS**, alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in **Section 7** of **Exhibit A**; and

**WHEREAS**, a statement of overriding considerations is set forth in **Section 8** of **Exhibit A**; and

**WHEREAS**, all the mitigation measures identified in the EIR and necessary to reduce the potentially significant impacts of the proposed Project to a level of less than significant are set forth in the Mitigation Monitoring and Reporting Program (MMRP) in **Exhibit A** to this Resolution, attached hereto and incorporated herein; and

**WHEREAS**, prior to taking action, the City has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the EIR, and all oral and written evidence presented to it during all meetings and hearings; and

**WHEREAS**, the EIR reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the Project; and

**WHEREAS**, no comments made in the public hearings conducted by the City and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

**WHEREAS**, on November 12, 2024, the Planning Commission conducted a duly noticed public hearing on this Resolution, at which time all persons wishing to testify were heard and the Project was fully considered; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR:**

**SECTION 1.** The above recitals are true and correct and incorporated herein by reference.

**SECTION 2.** The Planning Commission hereby finds that it has been presented with the EIR, which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The Planning Commission finds that the EIR reflects the independent judgment and analysis of the City. The Planning Commission declares that no evidence of new significant impacts or any new information of “substantial importance” as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the Planning Commission hereby recommends that the City Council certify the EIR based on the entirety of the record of proceedings.

**SECTION 3.** The Planning Commission recommends that the City Council consider and adopt the “CEQA Findings of Fact” pursuant to State CEQA Guidelines section 15091, and the Statement of Overriding Considerations pursuant to State CEQA Guidelines section 15093, both of which are attached hereto as **Exhibit A** and incorporated herein by this reference.

**SECTION 4.** Pursuant to Public Resources Code section 21081.6, the Planning Commission recommends that City Council adopt the Mitigation Monitoring and Reporting Program attached hereto as **Exhibit A** and incorporated herein by this reference, and make implementation of the Mitigation Measures contained in the Mitigation Monitoring and Reporting Program a condition of approval of the Project. In the event of any inconsistencies between the Mitigation Measures set forth in the EIR or the Findings of Fact and the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

**SECTION 5.** Based upon the entire record before it, including the EIR, Findings of Fact and Statement of Overriding Considerations, and all written and oral evidence presented, the Planning Commission recommends that the City Council approve the proposed Project.

**SECTION 6.** The location and custodian of the documents and any other material that constitute the record of proceedings on which this Resolution has been based are located at Planning Division, Community Development Department, City of Montclair, 5111 Benito Street, Montclair, California 91763. This information is provided pursuant to Public Resources Code section 21081.6.

**SECTION 7.** Planning Commission recommends that the City Council direct City staff to cause a Notice of Determination to be filed and posted with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

**APPROVED AND ADOPTED** this 12<sup>th</sup> day of November 2024.

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Manny Martinez, Chair

**ATTEST:**

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Michael Diaz, Secretary

**PLANNING COMMISSION  
RESOLUTION NO. 24-2000**

**EXHIBIT A**

CEQA FINDINGS OF FACT  
STATEMENT OF OVERRIDING CONSIDERATIONS

**EXHIBIT B**

MITIAGATION MEASURE MONITORING PROGRAM



## RESOLUTION NO. 24-2001

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE 2020 MONTCLAIR GENERAL PLAN, ITS MANDATORY AND OPTIONAL ELEMENTS AND A GENERAL PLAN LAND USE MAP; REPEALING THE NORTH MONTCLAIR SPECIFIC PLAN AND ADOPTING THE ARROW HIGHWAY MIXED-USE SPECIFIC PLAN (AHMUD); AND ADOPTING THE MONTCLAIR CORRIDORS CODE; AMENDING PORTIONS OF TITLE 11 (ZONING AND DEVELOPMENT) OF THE MONTCLAIR MUNICIPAL CODE; REPEALING THE HOLT BOULEVARD SPECIFIC PLAN AND THE MONTCLAIR PARKWAY PLACE SPECIFIC PLAN; AND UPDATING THE OFFICIAL ZONING MAP OF THE CITY OF MONTCLAIR**

**WHEREAS**, state law requires the City of Montclair (the “City”) to adopt and maintain a general plan that contains certain mandatory elements, determines the City’s long-term goals, and develops policies and programs to achieve those goals; and

**WHEREAS**, the City’s General Plan was originally adopted in 1971 and has been subsequently updated and amended to address changing economic, environmental, social, legal, and other conditions in the City; and

**WHEREAS**, in 2018 the City initiated the process of updating the City’s General Plan (“General Plan Update”) by approving a work plan and schedule, undertaking public meetings, and conducting public workshops; and

**WHEREAS**, as part of the General Plan Update, the City also studied and prepared certain planning documents and considered other amendments to existing specific plans and the Montclair Zoning Code to implement the goals and policies of the General Plan Update, including the following:

1. 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, including the repeal of North Montclair Specific Plan; and

2. The Montclair Corridors Code and the Corridors Code Map (as the Official Zoning Map for the properties within the boundaries of the Corridors Code) to provide for land use designations, policies and standards that are compatible with and implement the General Plan Update, including the repeal of the Holt Boulevard Specific Plan, the Montclair Parkway Place Specific Plan and the repeal of Chapters 11.24, 11.26, 11.28, 11.30, 11.32, and 11.34 of Title 11 of the Montclair Municipal Code (collectively the “Amendments”); and

**WHEREAS**, the Amendments were reviewed, studied, and found to comply with the California Environmental Quality Act (“CEQA”) as more fully described in the attached CEQA Resolution and

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

**WHEREAS**, pursuant to California state law, the Planning Commission’s role is to consider the Amendments, their relationship to the General Plan Update, the recitals and findings contained in the attachments and make a recommendation to the City Council concerning the Amendments; and

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

**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 and adopts all findings contained in the Amendments attached to this Resolution, as if fully adopted by the Planning Commission.

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

A. The City prepared a Draft Environmental Impact Report (“EIR”) that analyzed the General Plan Update, as well as the Amendments, 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. The Planning Commission hereby recommends the City Council adopt the Resolution attached as Exhibit “A” incorporating by reference the environmental findings and analysis set forth in the Final EIR (SCH No. 2020110481).

**SECTION 3. RECOMMENDATION.** Based on the entire record before the Planning Commission and all written and oral evidence presented, the Planning Commission hereby recommends to the City Council approval of the Amendments attached hereto as Exhibits A through D, including the findings contained therein.

**SECTION 4. 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: Mike Diaz, City of Montclair Planning Department, 5111 Benito Street, Montclair, CA 91763.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED** this 12<sup>th</sup> day of November 2024.

\_\_\_\_\_  
Manny Martinez, Chair

**ATTEST:**

\_\_\_\_\_  
Michael Diaz, Secretary

# Exhibit A

PLANNING COMMISSION RESOLUTION NO. 24-2001

- CEQA FINDINGS OF FACT,
- STATEMENT OF OVERRIDING CONSIDERATIONS, AND
- MITIAGATION MEASURE MONITORING PROGRAM

# Exhibit B

PLANNING COMMISSION RESOLUTION NO. 24-2001

- PROPOSED CITY COUNCIL RESOLUTION NO. 24-3461  
ADOPTING 2020 GENERAL PLAN UPDATE

# Exhibit C

PLANNING COMMISSION RESOLUTION NO. 24-2001

- PROPOSED CITY COUNCIL ORDINANCE NO. 24-1009  
ADOPTING ARROW HIGHWAY MIXED-USE DISTRICT  
SPECIFIC PLAN

# Exhibit D

PLANNING COMMISSION RESOLUTION NO. 24-2001

- PROPOSED CITY COUNCIL ORDINANCE NO. 24-1010  
ADOPTING THE MONTCLAIR CORRIDORS CODE