



**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.*