



ADMINISTRATIVE ADJUSTMENT FOR HORSES AND BARNYARD ANIMALS IN THE R-1(20) ZONE

PLANNING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
5111 BENITO STREET, P.O. BOX 2308, MONTCLAIR, CA 91763
(909) 625-9477
www.cityofmontclair.org

Case No. _____

Applicant(s) _____

Phone () _____

Address _____

City/Zip _____

Subject Property Address (if different) _____

Pursuant to Chapter 11.76 of the Montclair Municipal Code and Planning Commission Resolution #93-1268, I (we) hereby request an administrative adjustment for the following (check one):

- Not more than two (2) weaned horses in addition to the maximum allowed under Subsection (1) of Section (C) of Resolution #93-1268, subject to qualifying under at least one of the "exceptions" categories (Section (E)(1) and (2))
- Not more than two (2) steer(s) at a ratio of one per 10,000 square feet of lot area for educational and personal consumption projects
- Not more than two (2) swine at a ratio of one per 3,600 square feet of lot area for educational and personal consumption projects

DESCRIPTION OF ANIMALS TO BE CONSIDERED FOR ADMINISTRATIVE ADJUSTMENT

	Species	Quantity	Size (inches)	Weight	Project Duration
1.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____

DESCRIPTION OF ALL ANIMALS CURRENTLY KEPT AT YOUR ADDRESS

	Name	Species	Size (inches)	Weight
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____

Comments: _____

PROCEDURE

To be eligible for an administrative adjustment, the applicant must submit the following:

- ❖ A recommendation by the Inland Valley Humane Society that the keeping of such animals will not be detrimental to the health, safety, and welfare of the property owners and/or residents in the vicinity of the subject property.
- ❖ If applying for an educationally-oriented animal project, the following shall also be completed:
 - Signature of applicant’s parent or guardian
 - Signature of applicant’s youth organization advisor or counselor indicating project expiration date

The City of Montclair shall notify all persons owning property within 300 feet of the subject property, as shown on the most recent equalized tax roll, of its intention to approve the administrative adjustment. Further, the City shall allow 15 days to be notified of any objections to the action.

REQUIRED SIGNATURES/STATEMENTS

I, _____, enforcing officer, Inland Valley Humane Society, do hereby certify that the keeping of said animals indicated on this application ____will ____will not be detrimental to the health, safety, and welfare of the property owners/residents in the immediate vicinity of the subject property.

Signature of Enforcing Officer
Inland Valley Humane Society

I, _____, advisor for a program oriented to youth activities related to animal husbandry, hereby certify that _____ has registered in our program the animal(s) described herein. The project expiration date is _____.

Signature of Program Advisor/Counselor

State how the additional animal(s) qualify(ies) under the “Exceptions” section of Resolution #93-1268:

Findings

No administrative adjustment will be granted unless the Director of Community Development makes the following four (4) findings:

1. Because of special circumstances applicable to the subject property, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by properties in the vicinity under an identical zoning classification.
2. That such an administrative adjustment is necessary for the preservation and enjoyment of a substantial property right enjoyed by other property owners in the vicinity and under an identical zoning classification.
3. That the granting of the administrative adjustment will not be materially detrimental to the public welfare.
4. That the granting of the administrative adjustment is not contrary to the adopted General Plan.

CASHIER VALIDATION

Conditions of Approval

If an administrative adjustment is granted, Section 11.76.060.B of the Montclair Municipal Code allows the Director of Community Development to impose appropriate conditions of approval to mitigate any potential impacts that may arise from the granting of the administrative adjustment including, but not limited to, the following:

1. The permit shall apply to the animals named on this application and presently owned by the applicant(s), and shall not be transferable to any other animal(s).
2. The permit shall be subject to automatic revocation should the animals become a valid and verified nuisance due to noise, odor, etc., or if the animals become a danger to the neighborhood.
3. The residence shall be subject to periodic inspections by City staff to determine if the animals have become a nuisance.
4. Corral and stable areas shall be adequately treated so as to prevent emanation of dust. In addition to watering down corral areas regularly, ground shall be covered with:
_____ decomposed granite _____ turf planting _____ other
5. The permit shall be subject to automatic revocation if statement(s) for qualification under the "Exceptions" provisions for additional animals is found to be false.

I have read and understand this entire application and fully agree to abide by the conditions of approval as may be imposed by the Director of Community Development.

Applicant's Signature

Date

PERMIT FEE: \$150.00

APPROVED

DENIED *by:* _____

Date: _____

CONDITIONS OF APPROVAL

