



CITY OF MONTCLAIR NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that on March 20, 2017, at 7:00 p.m. (or as soon thereafter as possible) in the Council Chambers of City Hall, 5111 Benito Street, Montclair, California, the City Council of the City of Montclair will conduct public hearings concerning the following:

1. **“Amendment Project”**: Amendments to the Montclair General Plan, Montclair Zoning Code, North Montclair Downtown Specific Plan (NMDSP), and the Turner Business Park Specific Plan concerning the following components:

Resolution No. 17-3147 adopting Environmental Findings pursuant to the California Environmental Quality Act, adopting a Statement of Overriding Considerations, certifying the NMDSP Amendment Supplemental EIR (SCH#2016101001), and adopting a Mitigation Monitoring and Reporting Program for the NMDSP Amendment and the repeal of the Turner Business Park Specific Plan.

Resolution No. 17-3148 amending the Montclair General Plan Land Use Map by modifying the land use designation of 10 acres of land at the southwest corner of Arrow Highway and Monte Vista Avenue from “Business Park” to “Planned Development” (APNs 1009-21-04, -07, -10, -11, -12, -19, -21, -22, -23, and -24).

Ordinance No. 17-965 approving an amendment to the Official Zoning Map of the City of Montclair modifying the zoning designation of 10 acres of land at the southwest corner of Arrow Highway and Monte Vista Avenue, from “M1” (Limited Manufacturing) to “Specific Plan” to incorporate said area into the boundaries of the Amended NMDSP (APNs 1009-21-04, -07, -10, -11, -12, -19, -21, -22, -23, and -24).

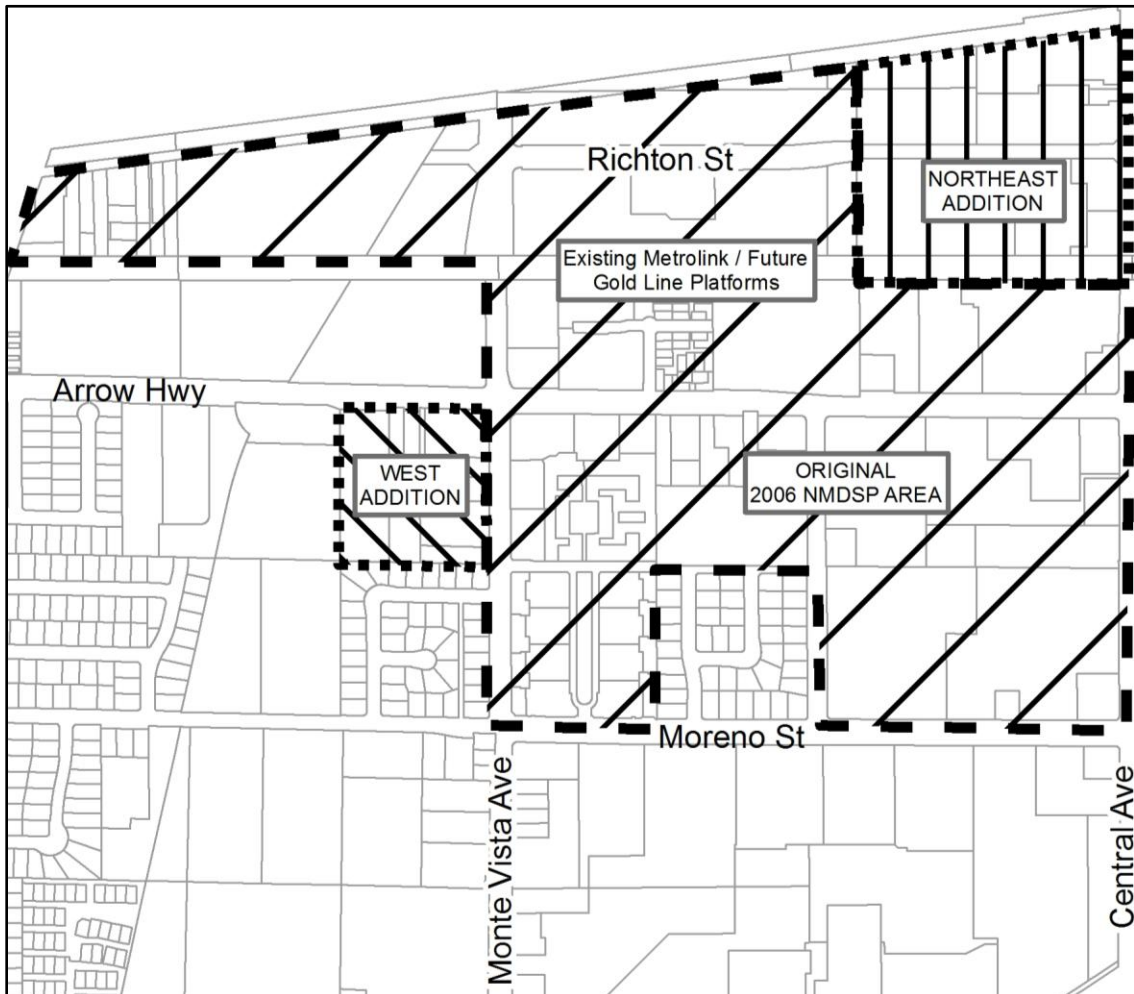
Resolution No. 17-3149 repealing the Turner Business Park Specific Plan (Specific Plan 90-3), replacing it with the NMDSP, amending the NMDSP for an area of 40.68 acres bound by Central Avenue on the east, the Metrolink Railway on the south, Monte Vista Avenue on the west, and the Pacific Electric Inland Empire Trail and City Limit on the north (APNs 1007-393-03, -04, -07; 1007-681-02, -09, -12, -13, -14, -15, -16, -17; and 1007-691-03, -04, -05, and -06), and adopting other text changes to the NMDSP.

The purpose of the proposed resolutions and ordinance are to: amend the NMDSP to expand the area of the current specific plan boundary to incorporate approximately 10 acres of land at the southwest corner of Arrow Highway and Monte Vista Avenue and approximately 40 acres of land that currently comprises the Turner Business Park Specific Plan on the west side of Central Avenue at Richton Street between Central Avenue and Monte Vista Avenue, and determine appropriate land use zones, density levels, and street patterns for these areas; amend the NMDSP to determine appropriate land use designations, density levels, and future street patterns for properties in the specific plan area that are located along the west side of Central Avenue and portions of Arrow Highway and Fremont Street; introduce new “Station District” and “Transition Zone” land uses; update all NMDSP maps and exhibits to reflect projects approved under the current plan, including the Paseos and Arrow Station residential developments; amend the NMDSP to account for an increase in the maximum number of dwelling units and additional commercial square footage allowable by the plan and expanded boundaries; update architectural and development standards as necessary; modify the NMDSP to provide for additional transit-oriented development; and to clarify and amend Table 5.1 Allowed Land Uses and Permit Requirements within the NMDSP.

On February 27, 2017, the Montclair Planning Commission recommended that the City Council approve the Amendment Project by a 4-0 vote, with one absence.

The Specific Plan Amendment area is located in the North Montclair Downtown area within the City of Montclair. The NMDSP planning area corresponds generally to the area bound by Huntington Drive and the Pacific Electric Inland Empire Trail to the north, Monte Vista Avenue on the west, Moreno Street on the south, and Central Avenue on the east. The existing boundary extends past

these general boundaries in a number of locations and retreats from these general boundaries in one location along Moreno Street where the City has adopted a Specific Plan of Development No. 81-2. The general location of the Specific Plan Amendment area is shown in the attached map.




2. **“Ordinance No. 17-966”** adding Chapter 11.72.315 to Chapter 11.72 of the Montclair Municipal Code related to temporary off-site subdivision directional kiosks.

INVITATION TO BE HEARD: All interested persons will be given an opportunity to comment on these items at the public hearings. In addition, written comments may be submitted to the City Council prior to the hearings, to the attention of Mike Diaz, City Planner, City of Montclair, 5111 Benito Street, Montclair, California. Please reference the hearing title and date of hearing in any correspondence.

If you wish to challenge the above projects or items in court, the challenge will be limited only to those issues you or someone else raised at the public hearing in written correspondence delivered to the City at or prior to the public hearing as described in this notice.

The agenda materials pertaining to these items will be made available for public review at City Hall, 5111 Benito Street, Montclair, and on the City’s website at www.cityofmontclair.org, no later than 6:00 p.m. on March 16, 2017. Please contact Andrea M. Phillips, Deputy City Clerk, at (909) 625-9416 if you have any questions regarding the agenda materials.

It is the intention of the City of Montclair to comply with the Americans with Disabilities Act (ADA). If you require special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk’s Office at (909) 625-9416 at least 48 hours prior to the meeting to inform us of your particular needs.


Andrea M. Phillips
Deputy City Clerk

Dated: Tuesday, March 7, 2017

Publish: Friday, March 10, 2017