

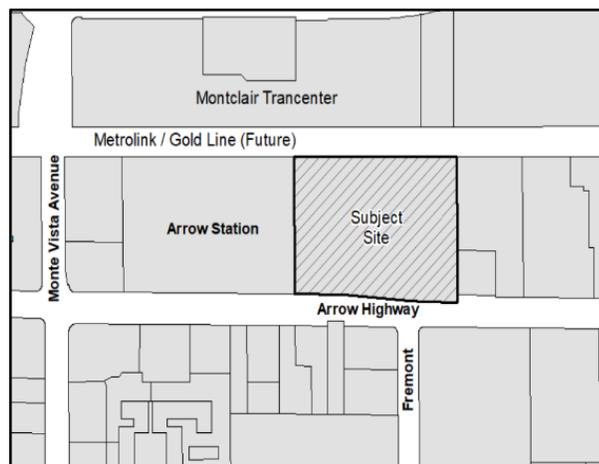


**CITY OF MONTCLAIR
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that on Monday, September 21, 2020, at 7:00 p.m. in the Senior Center building in the Montclair Civic Center located at 5111 Benito Street, Montclair, California, the City Council of the City of Montclair will conduct public hearings concerning the following:

1. **“Resolution No. 20-3285”** approving Tentative Tract Map No. 20273 to subdivide a 6.68-acre site into six numbered parcels and one lettered lot for a public park; and Precise Plan of Design No. 2017-20 for a mixed-use project within the station district of the North Montclair Downtown Specific Plan.

The purpose of the proposed resolution is to allow for the construction of a five-building mixed-use (residential and commercial) development, a parking structure, a 0.22-acre public park, and associated roadway and site improvements generally located on the north side of the intersection of Arrow Highway and Fremont Street (APN 1007-701-01) as indicated on the below map. The site is designated “Planned Development” by the Montclair General Plan and “Station District” (SD) per the *North Montclair Downtown Specific Plan* (NMDSP). The applicant is Village Partners Ventures LLC on behalf of the current property owner, Miriam A. Kendal.



On August 24, 2020, the Montclair Planning Commission recommended that the City Council approve the project by a 5-0 vote.

Environmental Assessment: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the City certified an Environmental Impact Report (EIR) on March 20, 2017, in connection with the City’s approval of the Amended North Montclair Downtown Specific Plan (Amended NMDSP), which included the subject site and anticipated improvements. According to Government Code Section 65457 and State CEQA Guidelines Section 15182, where a public agency has prepared an EIR on a Specific Plan after January 1, 1980, no EIR or negative declaration need be prepared for a project undertaken pursuant to and in conformity to that specific plan. The proposed mixed-use project is in conformity to the Amended NMDSP, for which an EIR was certified in 2017. All potentially significant environmental impacts of the proposed project that could be mitigated to less than significant levels would be mitigated to less than significant levels with mitigation measures contained in the Mitigation Monitoring and Reporting Program for the NMDSP EIR. There are no changes to the significant and unavoidable impacts disclosed in the EIR. In sum, the project would not have one or more significant effects not discussed in the

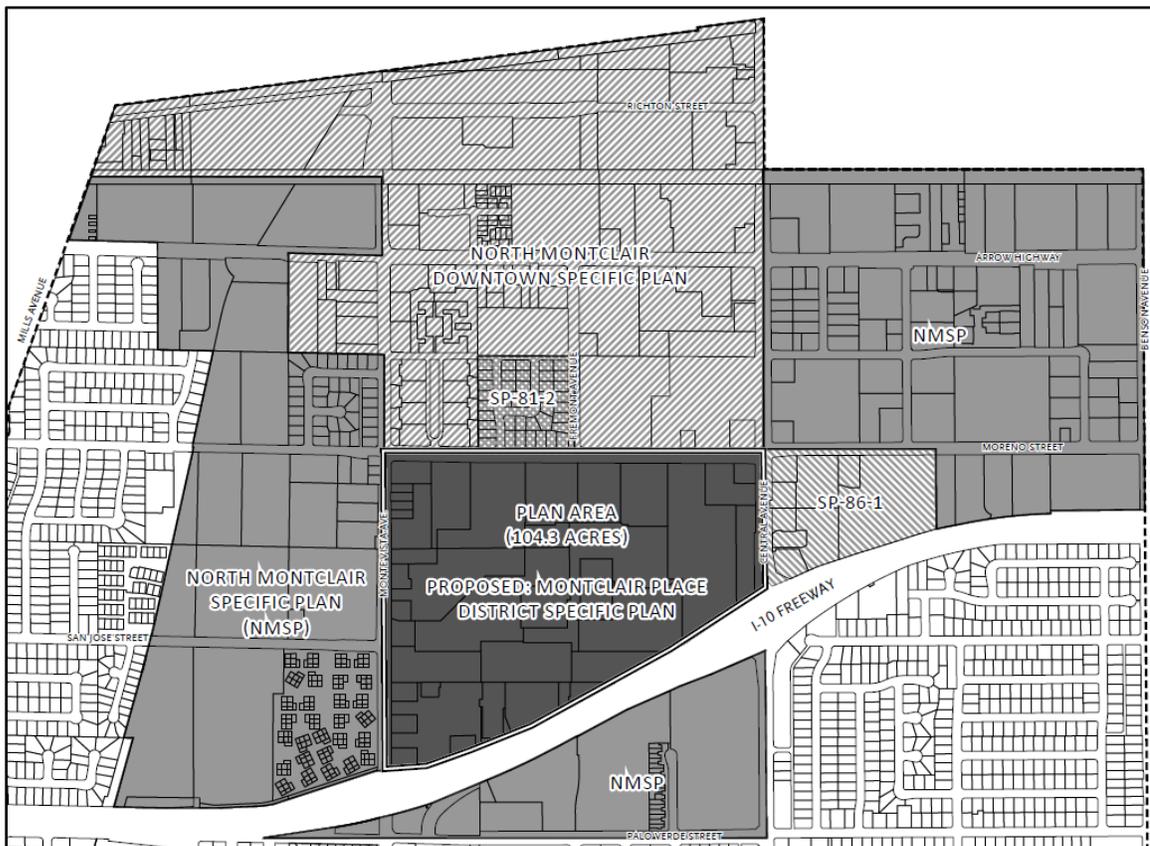
previously certified EIR, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less than significant. As such, none of the conditions listed in Section 15162 of the CEQA Guidelines requiring the preparation of a subsequent or supplemental EIR are present and the second criterion of State CEQA Guidelines, Section 15182 can be satisfied. Therefore, the proposed project qualifies for the exemption for mixed-use residential projects described in Section 15182 of the state CEQA.

Plans for the project are available on the City's website at:

<https://www.cityofmontclair.org/comfit/cd/2020-08-24-VAM-VP.pdf>

2. **“Montclair Place District Specific Plan”** establishing the new vision for the mall and the immediate area that surrounds it. The Montclair Place District Specific Plan (MPDSP) proposes new land use designations, regulations, development standards, and design guidelines for future development.

Project Location: Approximately 104.35-acre site (Plan Area) bounded by and including the rights-of-way of Monte Vista Avenue on the west, the I-10 Freeway on the south, and Central Avenue on the east, and the existing center line of Moreno Street on the north (31 parcels), as indicated on the below map:



Assessor Parcel Nos.: 1008-171-01; 1008-171-02; 1008-171-03; 1008-171-04; 1008-171-05; 1008-171-06; 1008-171-07; 1008-171-11; 1008-171-13; 1008-181-04; 1008-181-05; 1008-181-06; 1008-181-07; 1008-191-01; 1008-191-02; 1008-191-03; 1008-191-04; 1008-321-04; 1008-321-07; 1008-341-08; 1008-351-07; 1008-321-10; 1008-331-06; 1008-331-07; 1008-331-08; 1008-331-09; 1008-331-15; 1008-331-16; 1008-341-04; 1008-341-08; 1008-351-07

The proposed project would require the following discretionary approvals:

- **Resolution No. 20-3288** approving and certifying the Final Environmental Impact Report (SCH#2019050011) for the Montclair Place District Specific Plan and adopting a Statement of Overriding Considerations and a Mitigation Monitoring Program (Case No. 2018-13).
- **Resolution No. 20-3289**, a General Plan amendment changing the land use designation for 104.35 acres within the North Montclair Specific Plan from “Regional Commercial” to “Planned Development.”
- **Resolution No. 20-3290**, an amendment to remove 104.35 acres from within the boundaries of the North Montclair Specific Plan.
- **Ordinance No. 20-991**, an amendment to the Official Zoning Map changing the land use designation of the 104.35-acre site from “C-3” (General Commercial) to “Specific Plan.”
- **Ordinance No. 20-992** adopting the Montclair Place District Specific Plan for a 104.35-acre site under Case No. 2018-13.

On August 10, 2020, the Planning Commission reviewed the proposed Montclair Place District Specific Plan, and DEIR prepared for the project. The Planning Commission received public comments and, by a unanimous 5-0 vote, recommended that the City Council certify the proposed DEIR and approve the proposed MPDSP pursuant to Planning Commission Resolution No. 20-1943.

Environmental Assessment: The City is the lead agency under the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.; Cal. Code Regs., tit. 14, § 15000 et seq.) for the MPDSP Project. As such, it is responsible for preparing environmental documentation in accordance with CEQA to determine if approval of the discretionary actions requested and subsequent development in the MPDSP area could have a significant impact on the environment.

The City prepared an Initial Study (IS)/Notice of Preparation (NOP) for the MPDSP Project, and it was circulated for a 30-day review period between May 20, 2019 and June 18, 2019 in accordance with State CEQA Guidelines section 15082(a). Based on that IS, the City determined that an EIR would need to be prepared for the Project.

According to the DEIR, the proposed Project would result in “no impact” or a “less than significant impact” in the following environmental impact categories: agricultural and forestry resources, land use and planning, mineral resources, noise, and wildfire. Furthermore, the DEIR indicated that -- with the incorporation of mitigation measures identified in the DEIR -- the proposed Project would have less than significant impacts in the following categories: aesthetics, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, tribal cultural resources, and utilities and service systems. Finally, the DEIR identifies that the proposed Project would have a significant and unavoidable impact in the following environmental impact categories: air quality, greenhouse gas emissions, population and housing, public services, recreation, and transportation.

A Notice of Completion for the DEIR was prepared and filed with the Office of Planning and Research on July 10, 2020, in accordance with State CEQA Guidelines section 15085. The public review period on the DEIR closed on August 25, 2020. Five written comment letters were received on the Draft EIR, which have been included and responded to in the Final EIR prepared for the project.

The DEIR, FEIR, and proposed Montclair Place District Specific Plan are available on the City's website at: <https://www.cityofmontclair.org/city-government/community-development/planning-division/current-projects-in-montclair>

For further information concerning this project, please contact Michael Diaz, Community Development Director, at (909) 625-9432; or mdiaz@cityofmontclair.org.

Si desea información en Español acerca de esta propuesta, por favor comuníquese con Silvia Gutiérrez en la ciudad de Montclair, al teléfono (909) 625-9435.

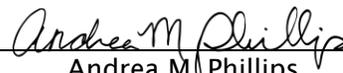
3. **"Ordinance No. 20-993"** amending the qualifications to serve on the Montclair Planning Commission pursuant to state law.

Full documentation related to the above items may be reviewed at least 72 hours prior to the hearings by contacting the City Clerk's Office by telephone at (909) 625-9416 or by email at cityclerk@cityofmontclair.org to request to be emailed a digital copy of the documents; or by downloading the agenda packet for the September 21, 2020, regular City Council meeting posted on the City's website at www.cityofmontclair.org/agendas and reviewing the documents within the agenda packet.

INVITATION TO BE HEARD: All interested persons will be given an opportunity to comment on these items at the public hearings and any subsequent public hearings conducted related to these items. In addition, written comments may be submitted to the City Council prior to the hearings via U.S. Mail to the attention of City Clerk's Office, City of Montclair, 5111 Benito Street, Montclair, California, by completing the online submission form at www.cityofmontclair.org/cc-comment, or may be submitted via email to cityclerk@cityofmontclair.org. Please reference the hearing title and date of hearing in any correspondence.

If you wish to challenge any of the above items in court, the challenge will be limited only to those issues you or someone else raised at the public hearings in written correspondence delivered to the City at or prior to the public hearings as described in this notice. The City cannot be held responsible for U.S. Mail that is not received prior to the hearings.

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
City Clerk

Dated: Wednesday, September 9, 2020

Publish: Friday, September 11, 2020