

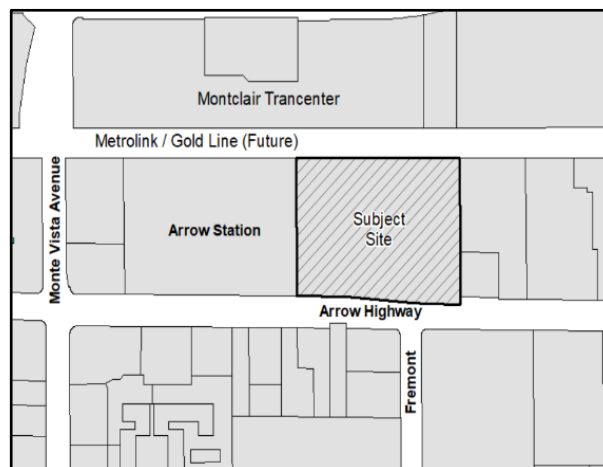


**CITY OF MONTCLAIR
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, November 2, 2020, at 7:00 p.m. via ZOOM video/teleconference (meeting link: <https://zoom.us/j/93717150550>), the City Council of the City of Montclair will conduct a public hearing 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:

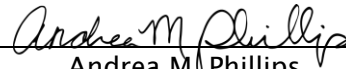
<https://www.cityofmontclair.org/comfit/cd/2020-08-24-VAM-VP.pdf>

Full documentation related to the above item may be reviewed at least 72 hours prior to the hearing 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 November 2, 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 this item at the public hearing and any subsequent public hearings conducted related to this item. In addition, written comments may be submitted to the City Council prior to the hearing 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: Tuesday, October 6, 2020