



Land Use Services Department
Planning Division

Board of Supervisors

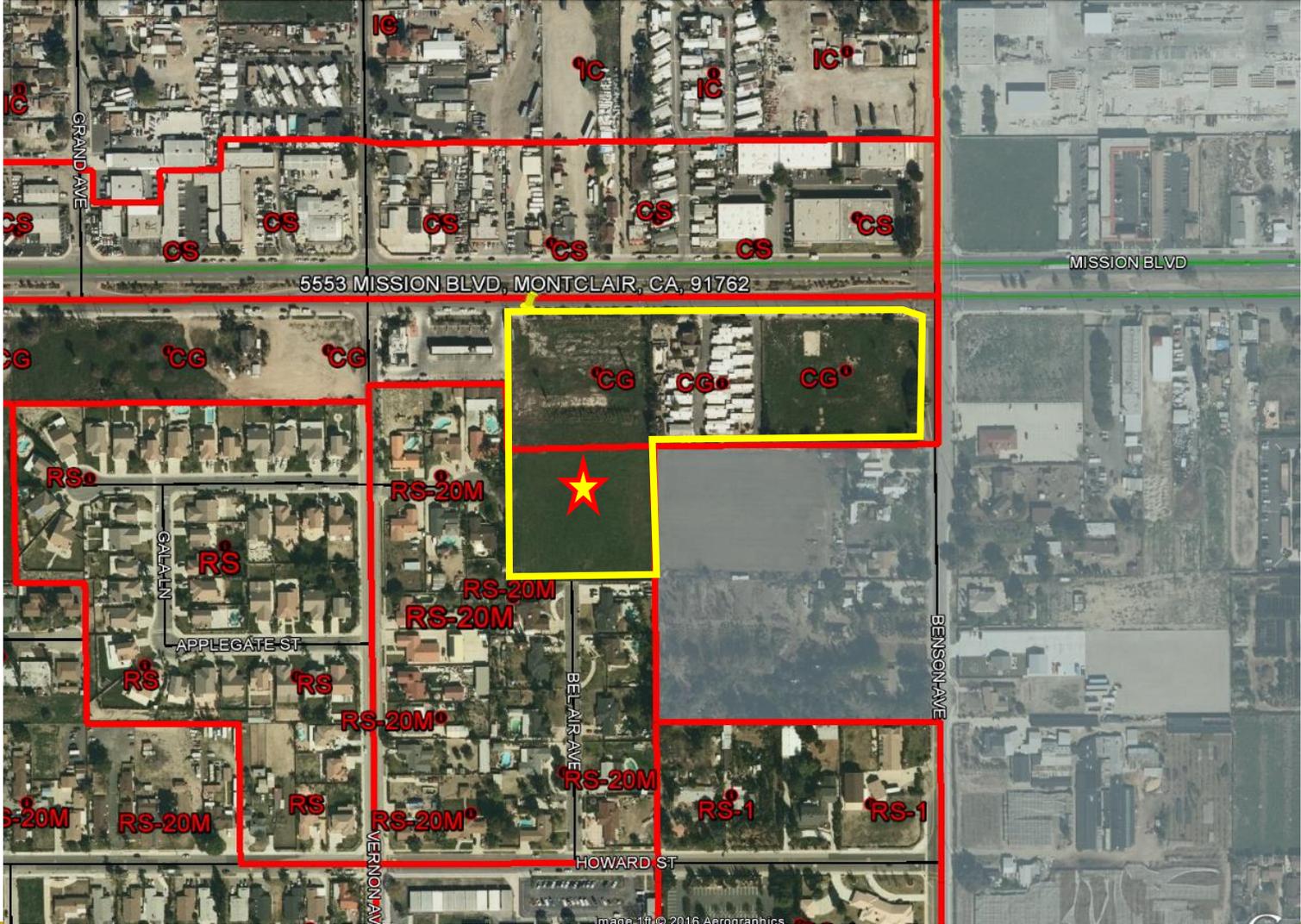
Land Use Services Department
Crestwood Homes General Plan
Amendment and Condominium
Development

Heidi Duron
Planning Director
December 17, 2019

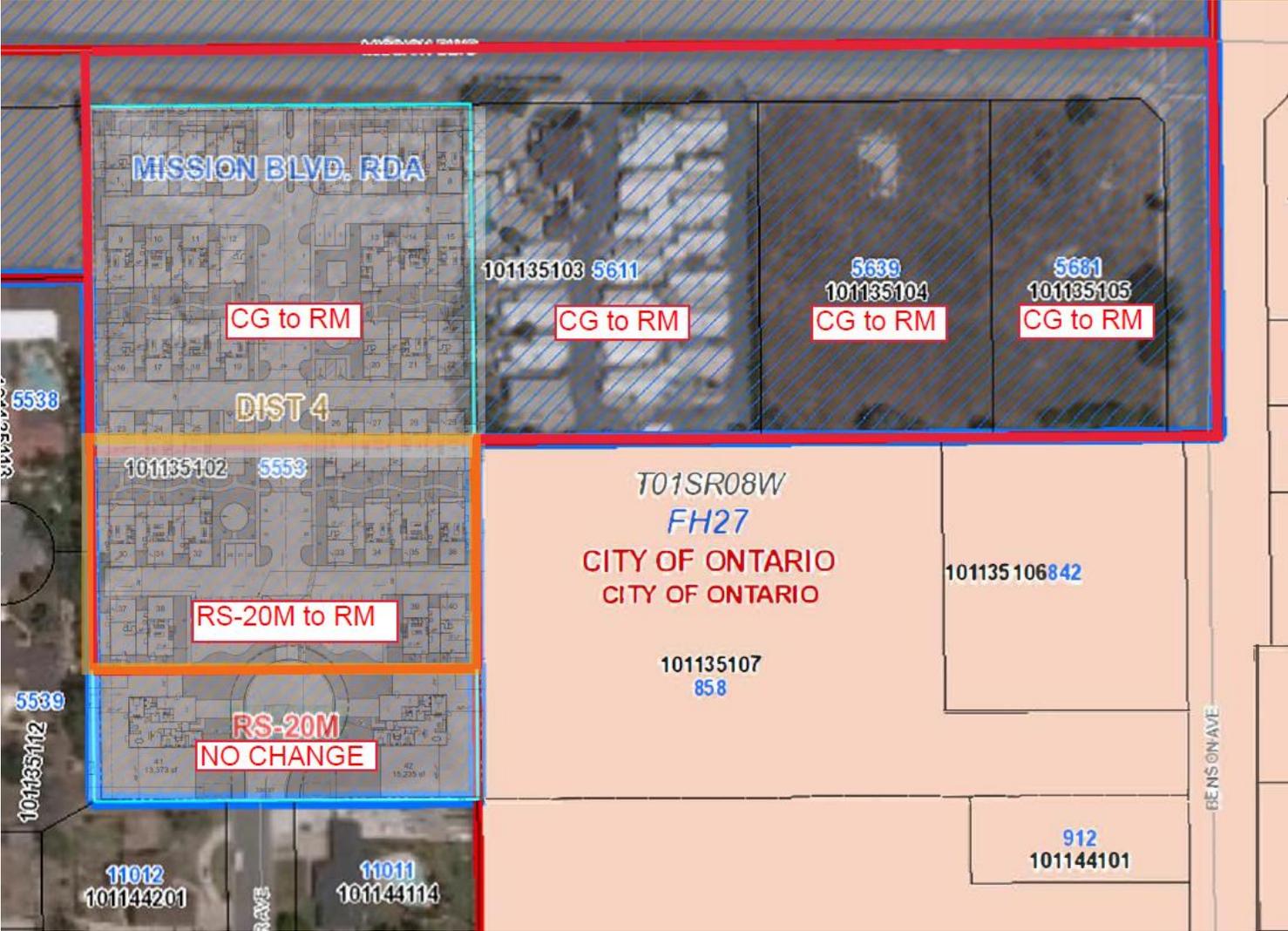


- **General Plan Amendment** to amend the General Plan Land Use Designation from General Commercial (CG) and Single Residential (RS-20M) to Multiple Residential (RM).
- **Conditional Use Permit** for development of a 40-unit detached condominium project.
- **Tentative Tract Map 20267** to subdivide the property into one lot for the condominium development and two single-family lots for individual sales.
- **Variance** for a reduced front yard setback at 15 feet, instead of the required 25 feet.

Project Location – 5553 Mission Boulevard, Montclair



General Plan Amendment



Development (Project) Site



Tentative Tract Map 20267



Proposed Elevations



REAR ELEVATION 'A'



REAR ELEVATION 'B'



REAR ELEVATION 'C'



Front Elevation 'A'
Scheme 2



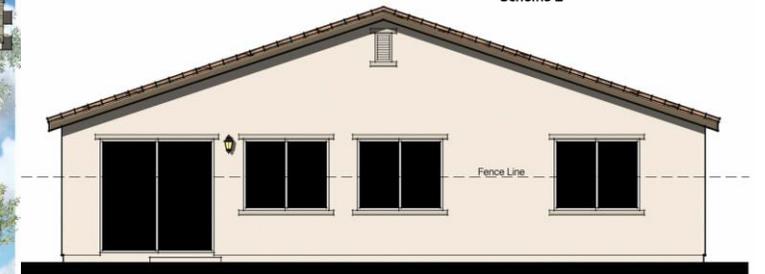
FRONT ELEVATION 'A'
Scheme 1



FRONT ELEVATION 'B'
Scheme 4



FRONT ELEVATION 'C'
Scheme 7



Rear Elevation 'A'

("A") Spanish Style

("B") Craftsman Style

("C") Country Style

("A") Spanish Bungalow

- California Environmental Quality Act (CEQA)
 - An Initial Study was prepared for the Project. A Mitigated Negative Declaration is proposed.
- Public Input
 - City of Montclair supports project.

On October 3, 2019, the County Planning Commission conducted a public hearing and recommended approval of the Project by a unanimous vote.

Staff Recommends that the Board of Supervisors:

- Conduct a public hearing for the Crestwood Homes General Plan Amendment, Conditional Use Permit, Variance, and Tentative Tract Map and consider a Declaration of Intent to:
 - Adopt the Mitigated Negative Declaration.
 - Adopt the recommended Findings for approval of the General Plan Amendment, Conditional Use Permit, Variance and Tentative Tract Map 20267.
 - Adopt a General Plan Amendment to amend the General Plan Land Use Designation from General Commercial (CG) and Single Residential (RS-20M) to Multiple Residential(RM).
 - Approve the Variance for a reduced front yard setback.
 - Approve the Conditional Use Permit for a 40-unit detached condominium development on 4.97 acres, subject to the recommended Conditions of Approval.
 - Approve Tentative Tract Map 20267 to subdivide the property into one condominium lot and two single-family lots, subject to the recommended Conditions of Approval.
 - Direct the Clerk of the Board to File the Notice of Determination.
- Continue the item for final action with the First Cycle General Plan Land Use Element Amendment.