



**Land Use Services Department**  
**Planning Division**

## **BOARD OF SUPERVISORS HEARING**

### **First Cycle 2019 General Plan Land Use Element Amendment**

Heidi Duron  
Planning Director  
December 17, 2019



1. Applicant: Crestwood Homes  
Community: City of Montclair Sphere of Influence
  - A. General Plan Amendment from General Commercial (CG) and Single Residential, 20,000 sq. ft. Minimum (RS-20M) to Multiple Residential (RM) on 10 acres.
  - B. Conditional Use Permit (CUP), Tentative Tract Map 20267 and a setback Variance for a 40-unit detached condominium development on 10 acres.
2. Applicant: Money Samra  
Community: Newberry Springs
  - A. General Plan Amendment form from General Commercial (CG) to Service Commercial (CS) on 4.9 acres.
  - B. Conditional Use Permit (CUP) to construct and operate a 12,252 square-foot truck service center (truck wash, mechanic and tire services) and a 92,353 square-foot impound/towing facility on 4.9 acres.

## That the Board of Supervisors:

1. Conduct a public hearing to consider the First Cycle 2019 General Plan Land Use Element Amendment and:
  - a. Pursuant to the California Environmental Quality Act (CEQA);
    - i. Adopt a Mitigated Negative Declaration for the Crestwood Homes Project.
    - ii. Adopt a Mitigated Negative Declaration for the Samra Truck Service Project.
  - b. Consider proposed ordinance relating to the zoning for the Crestwood Homes Project General Plan Amendment from General Commercial (CG) and Single Residential (RS-20M) to Multiple Residential (RM) and the Samra Truck Service Center Project from General Commercial (CG) to Service Commercial (CS).
  - c. Make alterations, if necessary, to proposed ordinance.
  - d. Approve introduction of proposed ordinance.

- e. Read title only of proposed ordinance for the First Cycle 2019 General Plan Land Use Element Amendment, waive reading of entire text and adopt the ordinance.
- f. Adopt the Resolution amending the County General Plan for the First Cycle 2019 General Plan Land Use Element Amendment.
- g. Adopt the Findings recommended by the Planning Commission for approval of the Crestwood Homes Project and the Samra Truck Service Center Project.
- h. Approve the Crestwood Homes CUP and Variance, subject to the recommended Conditions of Approval.
- i. Approve the Crestwood Homes Tentative Tract Map 20267, subject to the recommended conditions of approval.
- h. Approve the Samra Truck Service Center CUP, subject to the recommended Conditions of Approval.
- i. Direct the Clerk of the Board to file the Notices of Determination.