

TRANSCRIPTION OF
MONTCLAIR PLANNING COMMISSION MEETING
MONDAY, AUGUST 10, 2020
ITEM 6.B

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Monday, August 10, 2020

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DIRECTOR DIAZ: The second item of our evening is another really important project for our city. This is Case No. 2018-13, and it is the proposed review of the -- Planning Commission review of the Specific Plan for the Montclair Place Mall, which is now -- the Specific Plan is titled Montclair Place District Specific Plan.

So I want to welcome and thank everybody for being part of this evening's event, including the consultants, members of the public and staff. As we begin this review, I'd like to make a few comments by way of introduction.

This project, as I mentioned, is zoned as the Montclair Place District Specific Plan, and it's the result -- at least a couple years of really hard work, put in by many individuals; some of them you'll hear from tonight.

In short, the MPDSP, which is the acronym for this Montclair Place District Specific Plan, presents a bold, new vision for the mall and the immediate area that surrounds it. As such, it provides framework to guide the future of development in the plan area, and that is to create a pedestrian-oriented, multi-modal, mixed-use

1 downtown district built on an interconnected network of
2 tree-lined streets connected parks, greens and plazas.

3 To orient the Commission and the members of the
4 public to the boundaries of the Specific Plan we're
5 talking about tonight, which we also referred to as the
6 Plan Area, I'd like to call your attention to Exhibit A
7 here. This exhibit shows the boundaries of the area in
8 which the north Montclair -- I mean, the Montclair Place
9 District Specific Plan encompasses. It's about 103. --
10 or 104.35 acres here that's involved within these
11 boundaries. Moreno's on the north, Monte Vista on the
12 west, Central Avenue on the east and the Interstate 10
13 Freeway on the south. So this gives you an idea of -- a
14 little bit of the picture of what's there.

15 Exhibit B is provided in your packet too. That
16 same area is outlined in the dotted line, but it shows
17 the relationship to the other Specific Plans around it.
18 So you've got the North Montclair Specific Plan,
19 basically surrounding it on four sides. Some minor
20 Specific Plans that, also, are on the boundaries. And to
21 the north is the Montclair Downtown Specific Plan, which
22 you're most familiar with at this point. So that gives
23 you a context for what we're gonna be talking to -- or
24 talking about tonight.

25 In order for this plan to obtain approval and

1 become effective, the plan requires the following
2 discretionary approvals, but ultimately by the City
3 Council. That is going to be a General Plan Amendment,
4 the zone change, the Specific Plan Amendments, which
5 would remove this area from the North Montclair Specific
6 Plan, and then eventually adopt a new Specific Plan for
7 the area in question; that is the Montclair Place
8 District Specific Plan. And then, of course, approving
9 of the actual Specific Plan for this -- this area.

10 The purpose of tonight's meeting is to present
11 the information about the proposed project. The City's
12 process and timeline involved with it, and to solicit
13 input, including written comments, if any, on the
14 contents of the Draft Environmental Impact Report that
15 was prepared for this project.

16 Moreover, the Planning Commission has also
17 requested to review the various elements that I just
18 mentioned above there and to do that in consideration of
19 the resolution we're asking you to take a -- a vote on
20 tonight.

21 So to aid the Commission and the public's
22 understanding of this project, we have two presentations
23 that are prepared by two of the key consultants working
24 with the City. The first presentation will be from -- or
25 by Collin Ramsay, of the environmental company Dudek.

1 His chief task was to prepare the Environmental Impact
2 Report for this project, and this document has been
3 available since July 10th, at our website, and at City
4 Hall and the Montclair Library.

5 The second presentation will be by Stefanos
6 Polyzoides of Moule & Polyzoides Architects and
7 Urbanists, who, together, with the help of Mr. Juan
8 Gomez-Novy, were charged with putting together actual
9 documents, that you're gonna see them present excerpts
10 from, that shows the illustrated plans of perspective
11 renderings and (Unintelligible) and precedent images,
12 development standards, et cetera. Mr. Polyzoides'
13 presentation will focus on the most noteworthy aspect of
14 the MPDSP.

15 When these presentations are completed, the
16 consultants and staff will be available for answering any
17 questions in Environmental Review -- about the
18 Environmental Review Process or the document itself.

19 And lastly, the Planning Commission has
20 requested to make public comments -- to take in public
21 comments and make a recommendation to the City Council on
22 the project and the DRV, as the attached resolution in
23 your packet.

24 So without further delay, without -- and with
25 the Chair's approval, I will present -- I present

1 Mr. Collin Ramsay of Dudek for his presentation on the
2 Environmental Impact Report that was prepared for this
3 project. So Collin, I'll give you a minute here to get
4 situated.

5 MR. RAMSAY: All right. Good evening,
6 Commissioners, staff, members of the public. My name's
7 Collin Ramsay. I'm a Project Manager with Dudek. We
8 have a local office in Pasadena, offices in Orange
9 County, Inland Empire and throughout the state.
10 California-based environmental planning firm. And as
11 Mike so eloquently put it, you know, we -- we assisted
12 and helped in preparing the Environmental Impact Report
13 and Technical Analysis for this project.

14 And everybody -- you know, Mike and everybody
15 else, can you see my screen, the full screen of the
16 presentation?

17 DIRECTOR DIAZ: No. I think we might have a little
18 technical difficulty. Let's see if we can get that
19 straightened out.

20 MR. RAMSAY: Okay. Let's see. Apologize.

21 COMMISSIONER EATON: There we go.

22 DIRECTOR DIAZ: There you go.

23 MR. RAMSAY: Okay. Perfect. I apologize. All
24 right. So without further ado, I'll get into the
25 presentation. A little bit is gonna be redundant and go

1 over what Mike already went over, and some of it will be
2 addressed in more detail by the Applicant's presentation.
3 So I will be moving quite briskly through this. At any
4 point, don't be bashful. If anybody has any questions or
5 anything, just feel free to speak up.

6 So the purpose of my presentation will just
7 provide a brief project overview to also give a summary
8 of the CEQA review process that's been conducted for the
9 project. And then, after the Applicant's presentation,
10 to solicit public comment, and also, to respond to any
11 Commissioner comments as well.

12 So Mike went over the description of the
13 project location already, so I won't belabor it, but it's
14 a 104-acre site. I think everybody's pretty familiar
15 with it, who's on this -- on this call, the existing mall
16 site, you know, bounded -- bounded to the south by I-10.
17 And then, further to the north, you have the transcenter,
18 the airport and the 210 Freeway.

19 Here's a map just of the extent of the project
20 site or Specific Plan site, showing you our labels of
21 the -- both the surrounding land uses; mostly commercial
22 and residential, as well as the uses and activities
23 within the Specific Plan area itself.

24 The current land use designation -- General
25 Plan Land Use designation for the site is Regional

1 Commercial. The zoning is C3 General Commercial, within
2 the North Montclair Specific Plan.

3 DIRECTOR DIAZ: Collin, can I take a pause real
4 quick --

5 MR. RAMSAY: Yes.

6 DIRECTOR DIAZ: -- just to ask anybody -- can
7 every -- all the Commissioners see the screen?

8 CHAIR ROWLEY: Yes.

9 COMMISSIONER EATON: Yes.

10 DIRECTOR DIAZ: You can? Okay. Manny, yes?

11 VICE CHAIR MARTINEZ: Yes.

12 DIRECTOR DIAZ: Okay. Great.

13 MR. RAMSAY: All right.

14 DIRECTOR DIAZ: All right. Thank you.

15 MR. RAMSAY: You're --

16 DIRECTOR DIAZ: (Unintelligible), Collin, I'm sorry
17 for the interruption.

18 MR. RAMSAY: No problem. No problem. So as
19 previously mentioned, the existing General Commercial and
20 Specific Plan zoning prohibit development of
21 pedestrian-oriented, multi-modal, mixed-use downtown
22 district uses and whatnot. So the proposed amendment, as
23 Mike stated already, would be to remove the -- the area
24 from the existing Specific Plan and to -- to implement
25 the new Specific Plan for the area.

1 Real quick, within the Specific Plan, there's
2 gonna be a variety of uses. I'll just go over those
3 really quickly. Or districts, I should say. So the
4 yellow area is the District Corridor. Should be
5 described mixed-use buildings, accommodating a mix of
6 residential and commercial uses, up to 50 feet in height.

7 The orange area that you see here, on the
8 southern end of the Specific Plan area, this is the
9 District Place. This could be described as office and
10 other commercial uses that are up to 55 feet in height.

11 Residential uses would be allowed in this
12 district, but they would be somewhat discouraged, due to
13 the proximity to the I-10 Freeway.

14 The red area that you see on the screen here,
15 that's the District Commons. It would allow for urban
16 mixed-use buildings, extending up to 90 feet in height.

17 And then, the Central area, the blue area here
18 that you see, would allow for urban mixed-use buildings,
19 ranging between 55 and 240 feet in height; and that would
20 be referred to as the District Center.

21 There is numerous project objectives that
22 were -- that -- that the Applicant, the City and --
23 and -- and Dudek work together to create -- for -- for
24 the project; these were identified in the EIR. I am just
25 warning you, I'm paraphrasing here. Some of them are

1 quite long, so for the sake of moving somewhat quickly
2 through this, I -- I paraphrased some of them.

3 But you know, the project objectives enable a
4 phase redevelopment of the existing Montcare -- Montclair
5 Place Mall, an area south of the mall, which would
6 include, like, the Ashley Furniture building in that
7 surrounding area. Create a pedestrian-oriented,
8 mixed-use downtown district within walking and biking
9 distance of the multi-modal -- of multi-modal transit
10 opportunities. Replace the existing C3 zoning with new
11 mixed-use zones that permit residential use and stand
12 alone in mixed-use configurations and office. Introduce
13 appropriate land use zones and uses, intensity levels and
14 future street patterns for properties in the plan area.

15 Continuing the project objectives, provide
16 zoning that is flexible and responsive to changing market
17 demands. Account for an increase in the maximum number
18 of dwelling units and additional commercial office square
19 footage allowed by the plan. Introduce form-based
20 development, massing and architecture -- architectural
21 standards to successfully implement the plan. Reduce
22 automobile trips by creating a mixed-use,
23 pedestrian-oriented, multi-modal, park-once environment,
24 with access to alternative modes of transportation.

25 Mike already touched upon discretionary

1 approvals. Just to reiterate, there's a General Plan
2 Amendment, a zone change, Specific Plan Amendment and
3 ultimately, adoption or approval of these Montclair Place
4 Specific Plan would be all required for the project.

5 Next, I'm gonna just go into a brief review of
6 the CEQA process. So on May 20th of last year, of 2019,
7 an IS/NOP, Initial Study/Notice of Preparation, started
8 public circulation. There was a scoping meeting held
9 roughly a week later, on May 28th of last year. Purpose
10 of the initial study and circulating that to the public
11 is to solicit both agency and public input. It basically
12 outlines what is being proposed to be carried forward in
13 the EIR, versus what is being scoped out via the initial
14 study.

15 That led to the Draft EIR, which was publicly
16 circulated, starting on July 10th. And that will
17 circulate until August 25th for public and agency
18 comment. So there is still roughly, you know, two weeks
19 to provide comment on the -- on the document. And then,
20 we're having the first of what will be at least two
21 public hearings tonight.

22 And then, the final EIR, once those comments
23 are received, we will respond to those. We will prepare
24 a Mitigation Monitoring and Reporting Program, an MMRP.
25 And then, staff will bring that to City Council as part

1 of a final EIR, you know, roughly in the September,
2 October time frame.

3 All right. So the CEQA guidelines lists a
4 variety of topics that we must address through the
5 aforementioned Initial Study. We did focus out a handful
6 of topics that just based mainly on the very urbanized
7 nature of the project area, just weren't gonna be
8 impacted, and thus, didn't have to be carried forward to
9 the EIR. Those included agricultural enforced resources,
10 biological resources, cultural resources, mineral
11 resources and wildfire.

12 And through the Initial Study process and then,
13 ultimately, the Draft EIR process, there -- again, there
14 were areas that were identified as having no impact or
15 less than significant impacts and not requiring any
16 mitigation. That included ag -- agricultural enforce
17 resources, land use planning, mineral resources, noise
18 and wildfire.

19 There were other areas that were still less
20 than significant, but required mitigation, included
21 aesthetics, biological resources, cultural resources,
22 energy, geology and soils, hazards and hazardous
23 materials, hydrology water quality, public services,
24 tribal cultural resources and utilities and service
25 systems.

1 And there were still other areas that, despite
2 applying mitigation and other regulatory requirements,
3 they still resulted in impacts that could not be
4 mitigated to less than significant levels. So thus, they
5 are significant in unavoidable impacts. And again, these
6 are -- these are topics where there is mitigation in
7 most -- for most of them that was applied to minimize
8 or -- or -- or reduce the impacts, but they just couldn't
9 be reduced to -- to less than significant levels. That
10 included air quality, both for construction and
11 operational air emissions, including greenhouse gas,
12 population and housing, public services, recreation and
13 transportation.

14 And again, I know I'm going through this pretty
15 quickly and trying to summarize a very robust document in
16 a very short amount of time. So if there are comments
17 from the Commissioners or for the public or here, after
18 the presentations, and during the public hearing, to
19 respond.

20 And lastly, we just wanted to go over the
21 alternatives that were analyzed in the EIR. CEQA
22 guidelines require us to look at alternatives that, you
23 know, theoretically could reduce the aforementioned
24 significant, unavoidable impacts. So we did look at a
25 handful of alternatives. We are required to look at a

1 no-project alternative.

2 We actually looked at two variations of the
3 no-project alternative. One was a no-project, no-build
4 alternative. Literally, business as usual, do nothing.
5 No redevelopment, no demolition, no nothing.

6 Under that -- under that exercise, we
7 identified that the significant, unavoidable impacts that
8 were identified for the project in the EIR could be
9 reduced. Albeit, you know, maybe not all avoided. But
10 none of the project objectives, which I previously listed
11 as well, would be achieved.

12 We also looked at a no-project existing plan
13 development alternative. Excuse me. There still are,
14 you know, in place, land use policies and programs, plans
15 that would govern development on the site today.

16 So that -- that -- this alternative basically
17 looked at, you know, theoretical scenario where -- where
18 it would be developed or redeveloped, per the existing
19 land use plans and policies. You know, there still were
20 significant unavoidable impacts, specifically, greenhouse
21 gas, and the project objectives weren't achieved in that
22 scenario as well.

23 Also, looked at a reduced residential
24 alternative that -- that involved a 15 percent reduction
25 in the number of residential dwelling units. Again, no

1 significant, unavoidable impacts were reduced under that
2 scenario, despite reducing it 15 percent. So the same
3 impacts that would occur under the proposed project would
4 also occur under this alternative 3. And you know, we
5 say almost all project objectives were achieved. You
6 know, maybe just not to the same extent as the proposed
7 project would.

8 And then, lastly, we looked at a fourth
9 alternative as the reduced commercial office alternative.
10 We looked at a seven and a half percent reduction in
11 commercial and office space. Similar to alternative 3,
12 the -- there was no reduction in significant, unavoidable
13 impacts, and all project objectives -- or almost all --
14 excuse me, almost all project objectives were achieved.
15 Albeit, maybe not to the same extent as the proposed
16 project.

17 All right. And we are available to respond to
18 questions or comment. I know the Applicant and their
19 team have a presentation that will trail mine.

20 UNIDENTIFIED SPEAKER: All right. Thank you,
21 Collin. Chair Rowley, if you may -- if I may interrupt
22 for just a minute. I guess we've had some issues with
23 people being able to get to the right link to see the
24 presentation, so we're gonna take a couple minutes here
25 and see if we can get that information out to get people

1 to the right spot.

2 CHAIR ROWLEY: Okay.

3 UNIDENTIFIED SPEAKER: So really quickly, the
4 link -- the -- the link that will get you to the meeting,
5 so you're able to view the meeting is gonna be on the
6 screen right now. We'll give you guys a few seconds or
7 few minutes to try to get into that so you're able to see
8 what's happening on the meeting. So for those of you
9 that are having trouble, take a look at -- go to this
10 link here and see if we can get you up -- up and running.

11 UNIDENTIFIED SPEAKER: Well, they can't see it. You
12 have to read it off.

13 UNIDENTIFIED SPEAKER: So for everyone, just to try
14 to write it down or just type it into the web browser.
15 I'll read it for you guys. So it's [http://zoom,](http://zoom, Z-O-O-M, .us/j, lowercase j, /, and then 99838246887)
16 [Z-O-O-M, .us/j, lowercase j, /, and then 99838246887.](http://zoom, Z-O-O-M, .us/j, lowercase j, /, and then 99838246887)
17 And I'll read that off again.

18 So it's [http://zoom, Z-O-O-M, .u lowercase](http://zoom, Z-O-O-M, .u lowercase j, /99838246887)
19 [j, /99838246887.](http://zoom, Z-O-O-M, .u lowercase j, /99838246887)

20 UNIDENTIFIED SPEAKER: Say that number again.

21 UNIDENTIFIED SPEAKER: And that number again is
22 99838246887. We'll give you guys a moment. All right.
23 And I'm gonna read it one more time really quick. So
24 it's going to be [http://zoom, Z-O-O-M, .us/, lowercase j,](http://zoom, Z-O-O-M, .us/, lowercase j, /99838246887)
25 [/99838246887.](http://zoom, Z-O-O-M, .us/, lowercase j, /99838246887) Again, that's 99838246887.

1 DIRECTOR DIAZ: Okay. With that, hopefully
2 everybody will be able to get online and see the
3 presentation. Thank you, Collin, again, for going
4 through the Environmental Review Process for everybody.

5 And with that, I'd like to introduce Stefanos
6 Polyzoides. So Stefanos Polyzoides with a presentation
7 on the Specific Plan. And with that, when you're ready
8 to go, you may proceed. (Unintelligible) --

9 MR. POLYZOIDES: My -- my --

10 DIRECTOR DIAZ: We -- we're trying to get -- hi,
11 Stefanos. We were on mute, so you'll probably have to
12 start all over one more time.

13 MR. POLYZOIDES: One more time, yes. I'm sorry. My
14 role tonight is to summarize the subject, and to give you
15 a chance to -- to understand the -- both the -- the
16 process and the recommendation that -- that have led to
17 it over the last couple of years. And to -- to
18 appreciate the -- the -- the actual, in form result, that
19 is -- that is sought here through this plan over the --
20 over the next decade or two, the actual -- the actual
21 proposal for which is being -- is being assessed through
22 the -- through the EIR. Next, please.

23 The first -- these are -- many of these are
24 actual, direct images from the -- from the Specific Plan
25 document. On the left, you can see a couple of -- a

1 couple of images that talk about the context of the
2 project. This is a very important project, not only to
3 the City of Montclair, but also the central part of the
4 Los Angeles basin, which is now redeveloping in its -- in
5 its core areas, in part -- partly through -- through
6 access to freeways and partly through access to -- to
7 rapid train transit.

8 And -- and Montclair is -- is very privileged.
9 As you can see, it's located very much in the center of
10 this -- of -- of this -- of this web of -- of -- of
11 infrastructure elements. And it's very much accessible
12 now, not only as a -- as a -- a place to go from here to
13 elsewhere, but is a destination in its own -- in its own
14 right.

15 The image to the left shows a quarter-mile
16 radius and a -- and a -- and a -- and a half-mile radius,
17 a five-minute walk and -- and a -- and a 10-minute
18 bike -- walk and -- and bicycle ride beyond, to -- to the
19 center, which is meant to be, along with the work that
20 was done in -- in blue for -- for the -- for the train
21 station, as part of the North Montclair Specific Plan, I
22 think would constitute the future 20-, 30-year
23 development horizon for -- for the City of -- of
24 Montclair; it's new -- it's new downtown.

25 Now, I talk about context, the -- the issues

1 of -- of the site itself are very complicated, because in
2 gray here, you see the -- the gross mall -- mall
3 ownership, that -- which belongs to the actual owners of
4 the mall. But in gray, there are various -- various
5 areas that belong to the anchors.

6 So one of the -- the real complications for
7 devising this plan were how to put together a -- a -- a
8 phasing form that allows this to become a -- a -- a
9 future projects, through -- through various scenarios,
10 not only one. In other words, if this was an open piece
11 of land, one would be able to -- to put -- to put down an
12 overall singular strategy.

13 But as we don't know which particular sites,
14 particularly on the gray side of this equation, come into
15 play, it is -- it is -- it is very difficult to predict
16 the exact nature of the -- of -- of the conversion of the
17 mall into town center, so the plan has to work for a
18 variety of alternatives. Next. Next, please.

19 So the principals are not -- are not foreign to
20 you in the sense that we've been working on these, on the
21 North Montclair plan, and then the General Plan, for
22 almost a dozen years. To -- to have great public places,
23 to have there -- there, becomes identifiable, get there
24 through very supportive streets. Mixes uses. People can
25 live about -- above stores and businesses, build a

1 variety of buildings, both private, public, civic and --
2 and -- and commercial.

3 Provide a variety of housing choices, so a
4 variety of families who'd end up choosing to locate in
5 Montclair get the retail right, in terms of volume and
6 mix. And make sure that streets and -- and -- and
7 blocks, and the way they're configured, enable access by
8 car, but also, at -- by stressing walkability and a
9 variety of uses reduce both traffic loads and -- and
10 parking loads; which are really the -- the basic
11 ingredients for making a great town center that have been
12 really very finely worked out in almost every center of
13 every Southern California city over the last 20 years.
14 Next.

15 So this -- this to the right is -- is the
16 final -- is the final pattern of -- of development for
17 this site, say 20 or 25 years from now. Showing
18 footprints of buildings that -- that when properly massed
19 and -- and vertically articulated can -- can result in --
20 in a yield of -- development yield of 6300 -- 6321 units,
21 about half a million square feet. 512,635 square feet of
22 commercial uses and eight acres of open land. The open
23 land issue, of course, is terribly important, because you
24 will see in a second. Next.

25 There's a very -- very powerful relationship in

1 densifying a town center and in relating buildings to --
2 to -- to open space. The width of -- of -- of streets is
3 a Rambla, a combination of street and park in the middle
4 of -- of -- of the plan is commensurate to actual -- to
5 the actual height of the building. So the proportion of
6 width to height, as you can see in -- in this
7 illustration is extremely -- it is extremely important.
8 And the presence of -- of -- of -- of people who stop and
9 walk to more than one destination is an essential
10 ingredient in -- in a -- in a successful mixed-use
11 center. Next.

12 There are a couple more images. This one is an
13 image of -- of -- of the relationship between a sidewalk
14 development and -- and ground floor -- ground floor
15 retail. Many of the users for these -- for these kinds
16 of -- for these kinds of buildings and development
17 projects would be the very residents of these -- of --
18 of -- of this -- of this district. But this could also
19 serve visitors, as well as the citizens of -- of -- of
20 Montclair, either walking to this place or getting there
21 by transit and/or car. Next.

22 So the multi-modality of this is -- is terribly
23 important so the -- the -- the public space formation,
24 the variety of building types, the variety of housing
25 unit types, and then the multi-modality, getting there in

1 a variety of ways and encouraging people to walk, you
2 know, take advantage of -- of this mixed use. As you can
3 see here, one of the parks with a public building on it,
4 in the denser part -- part of the project, decades from
5 now, possibly taller buildings.

6 The most interesting thing about a Specific
7 Plan is, although it has to be illustrated, of course in
8 order to be responsible to community and otherwise --
9 and -- and of course in setting of the rules as well --
10 it is not really a -- a kind of quilt planning form. One
11 does not predicate a pattern and just follow it through
12 development. Development has an awful lot to do with
13 opportunities in the market. It has to do with the cost
14 of land. It has to do with possible -- allow densities,
15 of course, within a -- a Specific Plan, but more than
16 anything else, has to do with the -- the -- the -- the
17 relationship between who is meant to live in a place like
18 this and how expensive the buildings that are -- that can
19 be built there.

20 So when you see taller buildings like this for
21 many decades from now, you have to keep in mind that
22 these are very expensive buildings to build. So at the
23 end of the development process we think -- you know, 30
24 years from now, maybe, there might be the horizon for
25 building. These kinds of buildings, otherwise, is

1 buildings of course, would never build. In their place,
2 it would be less intense. Maybe buildings in the -- in
3 the -- in the wood frame territory of construction.
4 Next. Next, please.

5 So this is a -- this is an interesting aerial
6 view of the -- of the plan that illustrates the
7 importance of the public space, first and foremost. The
8 public space consists of parks and streets and there is a
9 very strong effort here to work the -- the -- the
10 streetscape and the -- the quality of the -- of the
11 street grade and the space it represents, along with
12 the -- with the -- with the parks, as a primary component
13 of the quality of life of those who live there.

14 You can also notice that there's a -- a
15 strong -- a strong connection between this area and to
16 the left of this drawing going downwards in -- in -- in
17 direction. The -- the gold line and -- and
18 (Unintelligible) station, both of which are -- are
19 related just off the frame of this -- of this drawing,
20 but the -- the purple trees in the foreground are
21 actually the Jacarandas of the -- of the streetscape land
22 that has just been completed and is soon to go into
23 construction.

24 So basically, this scheme also depends for it's
25 development potential on a linkage between this area,

1 it's residents, it's economic performance and activities
2 and -- and -- and the -- and the train transit, while at
3 the same time, as you can see from the prominence of the
4 freeway, in this drawing, being fully fed by the freeway
5 and the arterial roads that are -- are crisscrossing
6 this -- this -- this area.

7 And you can see that the denser buildings are
8 in the middle. There's a layer of buildings around the
9 middle that are more dense, and the buildings on the
10 edge, particularly on the right, are the least -- are the
11 least dense. And the -- the -- the faint drawing in the
12 center bottom is the -- the -- the -- the -- the patios.
13 The project already build a very -- a very high quality,
14 and -- and certainly, whatever follows on this -- on this
15 project would be of similar high quality.

16 The last piece that I want to talk to you about
17 is this triangle on the -- on the -- up and right side,
18 with two and three-story office buildings. You can see
19 the surface park and -- and becoming potentially a
20 buffer -- a buffer to the freeway.

21 The -- the solar collectors in the center
22 foreground, in the -- in the center back, are really on
23 the top of parking garages, a lot of the parking, for the
24 commercial uses of this project is in parking garages,
25 eventually we build, which allow for people to park and

1 walk in the very reason, the very way in which a welcome
2 environment could be -- can be generated. Next.

3 So this is some of the -- of the components of
4 the -- of the plan that -- that -- when we talk about the
5 public realm, we talked about the pieces of a -- of a --
6 of a development plan that are not within blocks, because
7 blocks are sub -- subdivided to lots and the lots are
8 subjects to individual ownership and to development plans
9 by individuals or -- or corporations and -- and -- and
10 generally commercial -- commercial groups.

11 What you see here, which is a very interesting
12 point of -- of theory, but also of practice is that in
13 order to actually make a plan like this happen, we need
14 to transform a very large mega block with -- with huge,
15 million-square-foot buildings into a very fine grid of
16 walkable streets, and these walkable streets have to do
17 two things: They have to enable life within this area,
18 being proportioned in size with the buildings. And also,
19 they have to allow for circulation in parking. And there
20 are -- there are about 11 different types of streets.
21 They're all in the right place, in terms of the way they
22 interconnect from a -- from a transportation point of
23 view.

24 You can see in purple, on the right grade
25 drawing, the arterial roads that go north and south on

1 Fremont, and east and west on the principle street of
2 this -- of this new development. This is diagonal that
3 connects -- that -- that connects the -- the -- the --
4 the project, as well, to -- to a second -- to a second
5 way out on Monte Vista.

6 So generally, there is -- there is -- there is
7 care in a plan, at least from a transformation point of
8 view. But for -- for large scale access and -- and
9 relatively rapid crossing of this -- of -- of
10 (Unintelligible) project like this by car. And also, a
11 more -- a more tender network of streets that allow
12 people to -- to go more slowly and access their -- their
13 individual buildings where these are residential or
14 commercial. Next.

15 And then, there is -- there is -- the -- the --
16 the reason why this multi-modal, of course, is because
17 it's particularly stressing the question of -- of -- of
18 pedestrian activity. Pedestrian activity is -- is
19 fundamental to the organization of urban space. We
20 talked about cars and this drawing shows a plan
21 regarding -- regarding bicycle activity.

22 Moreno has a Class 2 bike line. Monte Vista is
23 cycle track. Fremont is a -- is a -- is a Class 2 bike
24 lane as well. And -- and the median boulevard -- the
25 purple boulevard is -- is a -- a -- a number -- a -- a --

1 a Class 2. And -- and generally, the thought here is the
2 principle of all of that is that whoever lives in this
3 area can actually get onto the -- the Fremont connection
4 by bike and get all the way to the station. And people
5 living to the east and west, north and south on -- on --
6 on Monte Vista and on -- and on Moreno can do the same.

7 The -- the -- the primary -- the primary effort
8 here is not only to reach some of the public spaces to
9 the -- to the -- to the west and other commercial
10 activities to the east, but also, to go primarily north
11 and south, which is the most important reason for
12 expecting a large number of people who want to live in a
13 place like this. Next. I'm talking about connection
14 train, of course.

15 There is no way that you can bring this many
16 people to a site without assemble -- assembling a -- a --
17 a robust network of -- of open space. These -- these are
18 the -- the seven parks inside this project area. There's
19 an east/west Rambla, which is a -- this type -- Spanish
20 types, with very -- very strong sidewalk in the -- in the
21 center -- in the center area, which is typically paved
22 and can be used for commercial activities as well.

23 There are various neighborhood parks, two,
24 three and four. There's a -- a theater plaza. Five is
25 dedicated to, you know, commercial use and access to the

1 various activities surrounding it in -- in -- in what
2 might remain of them all, but -- or transform into
3 mixed-use buildings. There is a -- there is a -- an
4 entry park on the -- on the right, from Central Avenue,
5 and there's a long freeway park, which becomes a -- a --
6 a way to deal with some of the environmental measures and
7 the -- and the -- the engineering measures for -- taking
8 care of -- of -- of water percolation, the ground, and
9 also for providing a green edge to this -- to -- to the
10 project, protecting it, visually, and otherwise, from the
11 freeway. Next.

12 And this -- this illustration describes the --
13 the -- these parks by type and -- and also, by square --
14 square footage in acres, as you can see, when -- when
15 finally assembled into a single sum of -- of -- numerical
16 sum of -- of square feet, it is an eight-acre aggregate
17 open space location, which is -- a significant -- an
18 important number. Next.

19 Then, we have the -- the fundamental question
20 of how the streets are -- are developed as -- as -- as
21 posed with public space. One of the most important
22 things happening in our country is that people are
23 beginning to think about streets becoming integral places
24 for -- for -- for pedestrians to -- to both walk -- walk
25 along and cross, but also look down upon, so they have

1 become almost equivalent in -- in their value to -- to
2 parks, and some ways more important, because they direct
3 people from one set of activities to another.

4 So as part of this -- of this Specific Plan, we
5 set forward the -- the standards that -- that would form
6 the -- the quality and character of their streets and --
7 and predicate what kinds of trees would go there so that
8 over time and as -- as the plan develops, we would have
9 an immediate way of knowing how to -- how to plant the
10 plant -- how to plant the streets and how to maximize
11 both the -- the visual, the -- the health related and the
12 environmental dimensions of -- of the -- of the
13 streetscape. The first project, of course, being the --
14 the -- the -- the Fremont extension here, as -- extension
15 to this plan, which hopefully it should be under
16 construction soon. Next.

17 And -- and this actually might be the most
18 interestingly complicated part of the entire -- of the
19 entire report. This talks about phasing. And you can
20 see that -- that in the beginning, the most interesting
21 thing to observe here is the drawing to the top left
22 shows the entire mall in place and the one to bottom
23 right shows the -- the mall absent or top and bottom to
24 the right -- to the right, you can see a -- a finished
25 project, with a mall in place, and on the bottom,

1 unfinished mall with a -- a finished project with the
2 mall disappeared.

3 The way to read the sequence, from top to
4 bottom, from left to -- from -- from left to right, is
5 that one -- number one, which is Item A, I should say,
6 Item A, you can see there's one, begins to infill
7 whatever -- whatever piece of land belonged to the
8 developer and they're not tied up by the -- by the three
9 or four destination retailers on the side, the anchors.

10 On -- on Item B, some of these anchors have
11 sold; Sears, I think, may be one. And all of a sudden,
12 there's a possibility of -- of lining up all the more --
13 all the Moreno blocks into a singular development.

14 Then, on Item C, the -- the -- the -- all
15 the -- the -- all the sides to the west are developed,
16 because those two are under the -- the ownership of
17 the -- of the developer and those are the Monte Vista
18 sides.

19 And then, under D, we begin to see the
20 possibility of actually certain -- certain other sides
21 starting with development. For instance, the Macy side
22 gets redevelopment here or under -- under the -- under
23 the -- the -- the -- the -- the -- the -- the -- the
24 complete mall begins to -- begins to become thoroughly
25 redeveloped. Nordstrom's goes -- goes away and then a

1 number of other pieces -- smaller pieces go away.

2 And by the time we get to F, we -- we are
3 completely and totally redeveloped. And so, the question
4 is: Is it going to happen this way? It may. It may
5 happen this way or it may happen another way. For
6 instance, you go from A to -- to D or you go from A to --
7 to C.

8 It -- the -- the really important thing is to
9 place the streets and the blocks in such a relationship
10 to each other that whichever piece of land becomes
11 available for -- for redevelopment, does develop and over
12 time, does tie to everything else that gets built,
13 eventually, in such a way to where the mall wholly stays
14 or wholly disappears. There -- there is a wholeness
15 about the -- the end result and -- and a functioning --
16 and a functioning, on some of the buildings and uses and
17 streets that -- and -- and -- and parking, and open
18 space, that can make a place like this a desirable
19 destination, a great -- a great place to live.

20 The chance that the mall will remain in its
21 entirety are probably very thin, 'cause as you know,
22 generally, big-box retail is suffering in our country now
23 for -- for quite a while. It might be that at the end of
24 this pandemic crisis there'd be even less of a chance for
25 this kind of very large form of retail to remain, but

1 there's a very good chance that -- that half of it may
2 remain or some percentage of it will remain and would end
3 up with an interesting hybrid final scheme.

4 Certainly, our -- our clients required that --
5 that -- the -- the clients and the City working together
6 actually required that they -- this kind of -- of
7 alternative development process render the highest
8 possible of -- number of -- of -- of flexible options,
9 because in fact, it is the subject of -- of -- of
10 actually determining there would be one or two at this
11 point would be -- would just absolute total -- total
12 speculation. Next. Next, please.

13 The next drawing is a very interesting one,
14 though, not -- not graphically very compelling, but I
15 think a terribly important drawing. On the left, an
16 out -- an -- an outline of the -- of the utility
17 infrastructure provision for the site of this 20 or 30
18 years, that illustrates -- illustrates how provision has
19 been made for accommodating the entire development
20 process on all the -- on all the -- all the blocks
21 onto -- onto this site.

22 On the right-hand side, an illustration of how
23 the individual sites on this -- on this project,
24 individual blocks and combination of blocks, in whichever
25 combination of -- of phasing that would be developed

1 would have, also, the appropriate -- the appropriate
2 amount and type of infrastructure in -- in -- in place,
3 and in advance of -- of the building of -- of individual
4 projects and buildings. Next.

5 And we come to the end of this presentation.
6 The last sides that -- that -- that illustrate the --
7 the -- the new code and the new code is a form-based
8 code, in a way that it is not only about the regulation
9 of use, but about the regulation of -- of the nature of
10 buildings, and particularly, the relationships between
11 buildings, and in such a way that delivers -- that
12 delivers a -- a -- a continuous and -- and -- and
13 adequately coordinated, urban and architectural form.

14 Blue is the densest area. Red is the second
15 densest, orange the third, and -- and yellow the least
16 dense. What is interesting about this is that if,
17 indeed, a drawing like this does not show use, what does
18 it actually show? Well, it shows all the ingredients of
19 an urban environment. It shows the heights, the -- the
20 size of buildings, the relationship of -- of these
21 buildings to open space, the setbacks, the uses, of
22 course, the -- the frontages. All kinds of issues
23 that -- that would necessarily make the development form,
24 the actual result in buildings within each one of these
25 four areas, different from each other. Next.

1 And this is an illustration of -- of some
2 streets from this code. Notice that this is the least
3 dense. And -- and this is a very simple zoning direction
4 that tells people where to place their buildings, how
5 high building -- buildings are, how they're set back, how
6 they're parked and -- and illustrates, also, how wide and
7 long they may be, with very simple and very
8 understandable directions, in terms of -- of what is
9 written and what is drawn. So this is for one district.
10 Next.

11 The next one, you can see the -- the difference
12 in the height of buildings, is for the densest district,
13 for the center, in blue. Same strategy, same issues,
14 same -- same structuring of the argument, different
15 numbers, because one of them delivers the least dense
16 of -- of these places, and this one in blue, the most
17 dense. Next.

18 There -- there are many and important massing
19 standards in this -- in this code. We're trying to avoid
20 that buildings be very large and -- and without massing
21 variation. You can see, in the photographs on the left,
22 that their intention is to break the massing down, even
23 if the buildings are large. If they're divided into
24 pieces, they can be much more palatable to experience --
25 experience from pedestrian perspective, and much easier

1 to relay to each other, because they're various -- their
2 various, smaller volumes for each project end up
3 connecting and relating.

4 You can see in the diagrams that there's
5 definitely a strategy about -- about breaking down the
6 volumes into smaller volumes, and also, introducing
7 frontages that we're going to be talking about in the --
8 in a moment. Next.

9 The idea of -- of a frontage is that a building
10 does not crash on the ground. That provides particular
11 kinds of -- of form types, stoop, a shop front, a
12 gallery, an arcade, ways of actually making a threshold
13 between the places where people circulate and experience
14 buildings and the buildings themselves. So you don't
15 have the sheer wall of buildings that comes down on
16 sidewalks and it's so overwhelming that people cannot --
17 cannot relay to them. And where the transition from --
18 from what is public, what is private is also very sharply
19 delineated, to the point of being sometimes completely
20 unpleasant.

21 The other way around, stoops are slightly
22 raised. They're slightly deeper. Arcades can be used
23 for commercial activity. Shop fronts animate urban --
24 urban walls. And so all of these things become standards
25 that help architects and the City, you know, converge

1 on -- on much better design decisions for individual
2 buildings.

3 And some of these things are not normal to the
4 City, because the last -- the last 12 years, we've used
5 this particular method in order to -- our office has
6 acted as -- as town architect for the North Montclair
7 Plan and -- and we have actually led developers to -- to
8 work and provide, by far, better buildings to be built in
9 this area then, in fact, would have been built if the
10 developers were acting on their own, without such a -- a
11 code to -- to direct them. Next.

12 And then the -- the signage -- the signage
13 standards, these are self-evident, but they're complex,
14 and complex, meaning that they are applicable to all
15 kinds of conditions, to canopies to hanging, to -- to --
16 to sidewalk standards, you know, the skyline standards.
17 All kinds of things here that, if properly adopted, then
18 utilized by developers could -- could -- could help
19 the -- the environment be created to be a -- a superior
20 mixed-use commercial place. Next.

21 And then, I think this is very close to the
22 end, but this might be very much the last -- the last
23 slide. There -- there are many other guidelines.
24 They're all very -- very crisp, very clear and provide
25 sharp direction. Very often, codes are very indefinite

1 and -- and are very difficult. To interpret this code is
2 very, very direct. There's some style guidelines in it.
3 There are parking design guidelines, bicycle parking
4 standards, solid waste standards, drive-thru standards,
5 landscape and outdoor lighting standards, subdivision
6 block and street design standards.

7 So we have -- we have used the experience of
8 the last 12 years to put into place the rules that we are
9 quite certain would result in a -- in a superior
10 environment here, and it's important that the City of
11 Montclair end up with a superior environment, because of
12 the -- the performance of it -- the performance of a
13 place like this, the presence of this number of people
14 living at the center, the kinds of services and the kinds
15 of places that are being made might become an economic
16 engine for the city.

17 And a -- and a -- and a -- and a -- and an
18 image, an (Unintelligible) kind of sign that would be
19 very great in the years to come, and it would also help,
20 while this -- all this going on, to preserve the --
21 the -- the -- the single time (Unintelligible) character
22 of -- of 95 percent of the -- of the rest of the -- of
23 the city.

24 So this is an extraordinary opportunity, a
25 unique moment in time, in which the development process

1 is headed this direction, and I think this plan stands a
2 very, very good chance of -- of providing the -- the
3 impetus in the years to come, for individual developers
4 to come and realize this project, one great contribution
5 of the time.

6 Thank you for your -- for your attention and
7 for your time, and along with Collin, I'm here to -- to
8 answer your questions. And Juan Gomez-Novy, who field
9 marshaled this -- this study is also here and ready to
10 talk as well with answering questions.

11 DIRECTOR DIAZ: Thank you, Stefanos, for that
12 presentation. And that concludes our project
13 presentation of both the -- the plan, as well as the EIR
14 done for that. So with that, I'll turn that back -- the
15 meeting back to you, Mr. Rowley.

16 CHAIR ROWLEY: All right. Thank you very much for
17 those presentations. Those were -- does any of the
18 Planning Commissioners have any questions or comments
19 while we have these gentlemen here with us tonight?

20 COMMISSIONER SAHAGUN: Mr. Chairman Rowley, I had
21 a -- a couple questions and some comments. I had a
22 question for, I believe it was Collins, or City Staff:
23 Had -- has anybody made any public comments on the draft,
24 as of today, the one that's been recently published? And
25 I think it's, what, good through the 20 -- later this

1 month, two more weeks, I think it was said.

2 DIRECTOR DIAZ: I can answer that question. This is
3 Mike Diaz. The -- the -- up to this point, we've had two
4 direction comments. One was from a property owner within
5 the plan area, just asking about the future zoning of
6 their property.

7 And the second one was from the Gab --
8 Gabrielino Tribe -- Tribal consultants asking -- I mean,
9 representative. They're asking for consult --
10 consultation, which we have provided, with staff, for
11 them, a -- a year ago already, but we're still working
12 with them.

13 And those are really the only two comments
14 we've had thus far. As you mentioned, we have two more
15 weeks of -- of opportunity for people to submit comments,
16 in writing, or to -- for agencies, for them to provide
17 their responses to the EIR, and we won't know that until
18 the -- the public hearing period is over what -- what the
19 number of those comments might be.

20 COMMISSIONER SAHAGUN: Thank you for that. I have
21 another question. This is quite an undertaken, and it's
22 very nice, and so this was part of a question that I had,
23 also, for Collins, but it applies to this. And I
24 believe, Stefanos, when we did a -- what was it, the
25 General Plan update or the North Montclair Specific Plan,

1 several years ago, he also was involved, and he said it
2 like something like this, "We need to set the standards
3 for future development or get it right the first one."

4 But my comment was, also -- had to do with the
5 infrastructure. This is quite an undertaken, and I
6 brought this up several years ago. We need to make sure
7 that -- that the infrastructure, the sewer, the water,
8 the utilities, the capacities are there, and do it right
9 the first time, so we don't have to tear up streets after
10 they're done. And I brought that up way back, and I want
11 to bring it up again.

12 This is a beautiful project. If it would ever
13 come to pass or, you know, if it will ever happen, in any
14 of it's forms, it's great. It's fantastic. But let's --
15 let's make sure that the planners there at the City that
16 are in charge, when it starts happening, get -- get the
17 infrastructure, you know, the capacities correct. And
18 primarily the sewer and the water. I guess -- but I'm
19 more concerned with -- with the sewer and stuff, you
20 know, so we don't have to tear things up again. It's,
21 like, oops. "Get it right the first time," as Stefanos
22 said one time. Set -- set -- set the standard. Set the
23 pace. And -- and that's it for me, thank you.

24 CHAIR ROWLEY: Thank you, Commissioner Sahagun.
25 Director Diaz, or staff, are we in any kind of dialogue

1 with CIM regarding this project? Are they aware of what
2 we're looking --

3 DIRECTOR DIAZ: Yes. They -- they are -- they've
4 been part of the -- the process. They're the -- one of
5 the major -- if not, the major land own there -- owner of
6 the site within the project boundaries. But yeah,
7 they -- they're on the line and they've been listening,
8 too, but they've been working with us, so they're well
9 aware of what's going on and supportive of the project as
10 a whole. They're actually looking forward, at some
11 point, to maybe consider bringing some projects forward
12 when the time's right.

13 So -- but I do want to answer, if I may, just
14 to quickly -- to Mr. Sahagun's question about utilities.
15 We understand your concerns and actually have made
16 provisions in the plan for the implementation of -- of
17 utilities to support the proposed growth in this
18 particular project. Mr. Stef -- Stefanos --
19 Mr. Polyzoides pointed out, in one of his exhibits, that
20 very fact that there are -- the plans, then, address the
21 utilities, and the provision of utilities as these
22 projects go forward -- or come forward for review and
23 approval. So our City Engineer is aware of the issues.
24 The Planning Department's aware of the issues and the
25 consultants are aware of the -- the concerns and issues

1 that you have, so we -- we think we got those covered.

2 COMMISSIONER SAHAGUN: Good. Thank you. Thank you
3 for that.

4 CHAIR ROWLEY: Okay. Any of the other Commissioners
5 wish to speak to this, before we open it up to the
6 public?

7 COMMISSIONER EATON: I would just like to say that
8 when I got the plan, when it was delivered to me, my head
9 almost exploded and -- going over the document. And
10 thank you so much for your presentation, because it
11 really helped me make more sense of it, and I think it's
12 fabulous. Thank you very much.

13 MR. POLYZOIDES: Thank you.

14 CHAIR ROWLEY: It did certainly fill in some of the
15 gaps.

16 COMMISSIONER EATON: Oh, yeah.

17 CHAIR ROWLEY: Director Martinez or Director
18 Sanchez?

19 COMMISSIONER SANCHEZ: I don't have any questions or
20 comments at this moment.

21 CHAIR ROWLEY: Thank you, Commissioner.
22 Commissioner Martinez, would you like to speak to this
23 before we open it up to the public?

24 VICE CHAIR MARTINEZ: Yeah. Nothing tonight, at
25 this point. Just a wonderful, wonderful plan.

1 CHAIR ROWLEY: Thank you, Commissioner. This has
2 been advertised as a public hearing. Do any of the
3 public that is wish -- with us this evening wish to speak
4 to, make any comments or have any questions regarding
5 this project? Mr. Culp, I see you've joined us. Would
6 you like to go ahead and take the floor?

7 MR. CULP: Hello. Can you guys hear me?

8 CHAIR ROWLEY: Yes.

9 MR. CULP: Okay. Well, I'll turn the video off and
10 see here. Just a -- a quick question and then a -- kind
11 of a comment here. The question I had, it shows,
12 basically, the very first phase being on the northwest
13 corner of this property, if -- if it starts out as
14 planned, it would start -- basically, they would
15 replace -- they would tear down a church and a 3.99
16 pizza, liquor store, all those businesses and -- and that
17 church up in the corner to start Phase A of the project.

18 CHAIR ROWLEY: Uh-huh, uh-huh.

19 MR. CULP: Looks like Phase B. So I was just
20 wondering if that's a true statement. Phase B would be
21 over in the northeast corner where the -- the hotel,
22 probably on Central and Moreno, as a planned second phase
23 of that project. I'm just wondering if those -- that's
24 the case.

25 And then, my comments are, mostly, I'm -- I'm

1 very excited to see some development. I know that
2 California has a -- a housing shortage and putting --
3 having Montclair do it's part to help with that,
4 alleviate the housing shortage, would be incredible,
5 especially next to a -- a transit center, where people
6 can live and then transit to work on either a gold line
7 or a -- the Metrolink train or one of the three bus --
8 bus organizations that come out of Montclair Transit
9 Center. I think having a world-class transit center and
10 high-density housing around it is -- makes a very
11 attractive place for people to come and live in the City
12 of Montclair.

13 My biggest concern, though, is -- is pollution.
14 You know, we live in the San Gabriel Valley, which is a
15 dumping ground of L.A.'s pollution, based on our
16 topography and the weather, basically, all the pollution
17 that's generated in L.A. County, rises, comes through the
18 winds and dumps itself, basically, centrally in
19 Montclair, Upland, Ontario and those areas. So we are,
20 you know -- pollution and greenhouse gases are a big
21 concern to me, living in this area all my life.

22 And so, I was excited to see that there's a lot
23 of solar generation on the rooftops of the parking
24 structures. But I would take that even further. I think
25 we really need to choose, carefully, our developers, and

1 ensure that they have our health of the residents in mind
2 and that they choose to develop wisely, so that they
3 reduce all of our greenhouse gases that could be
4 generated from this development.

5 I know it would be helpful if all the -- the
6 housing units had options to have electric car recharging
7 stations in their garages, whether that's high-density
8 apartments, have the option to that have in there or
9 condos or housing so that people can have electric cars
10 available to them.

11 And, also, I'm a -- a big proponent of reducing
12 or eliminating natural gas in homes and stuff, so it'd be
13 nice to have developers who are innovative in the -- the
14 reuse of heating and food generation, using electric
15 rather than natural gas, see if we can eliminate that.
16 Thank you very much.

17 CHAIR ROWLEY: All right. Thank you for your
18 comments. Can his question be addressed?

19 MR. POLYZOIDES: Yes.

20 DIRECTOR DIAZ: Are you -- oh, go ahead, Stefanos.
21 I'm sorry.

22 MR. POLYZOIDES: Yeah, this is Stefanos. Yeah.
23 I -- I think that the -- the -- the question where the
24 project begins is -- is something that has not been fully
25 decided, but I -- I will say, in principle, that

1 considering the -- the -- the relationship of the mall to
2 all the areas around it, you know, on the south side one
3 faces the freeway and the two other sides, one faces two
4 very high-volume arterials.

5 And so, the best place to begin, probably, is
6 to the north. In part, because developer owns many of
7 these lots. In part, that -- in part, that Moreno is
8 closer to develop -- to develop land closer to the
9 station. And it's probably a place where -- where some
10 of the first phases will happen, either the eastern most
11 and the western most being the -- the -- the -- the most
12 probable is exactly as you -- as you imagined.

13 And certainly appreciate your comments, also,
14 about environmental performance. And there are -- there
15 are serious environmental performance requirements in
16 this plan as well.

17 MR. CULP: Thank you.

18 MR. POLYZOIDES: Thank you.

19 CHAIR ROWLEY: Director Diaz, do you have anything
20 to add to that?

21 DIRECTOR DIAZ: No. I believe Stefanos covered the
22 answer appropriately. That was good.

23 CHAIR ROWLEY: Thank you very much. Thank you for
24 joining us, Bruce, and thank you for that sneak peek at
25 that COVID-19 beard.

1 MR. CULP: You know it.

2 CHAIR ROWLEY: With that, do we have any other
3 questions or comments from the public, before we close
4 the public hearing and take this to a -- passing this on
5 to the City Council? I -- I don't see here, on my side,
6 anybody else wishing to speak to this.

7 With that, we'll call that public hearing
8 portion of this closed. Were there any other comments or
9 questions from the Planning Commission before we get a
10 motion to approve this resolution?

11 COMMISSIONER SAHAGUN: I have one final comment, and
12 I've brought it up in the past, and it's regarding once
13 this development starts -- hopefully it will -- that we
14 keep in mind that our City Planners -- and I wanted to
15 thank Michael and every -- all the staff there that's
16 worked hard, along with our Urban Planner, Stefanos --
17 Mr. Stefanos Polyzoides, Collin and Ron and everybody
18 else that we don't see. This is quite a -- quite a
19 document.

20 But I wanted staff to keep in mind --
21 hopefully, if you guys are still here when this starts
22 taking shape -- is, as Stefanos said, this is a
23 destination, so we want to make sure that we think about
24 maybe in a hotel, if a hotel comes, a large hotel -- we
25 don't need a convention center, but a civic center or a

1 cultural center -- I've brought it up in the past.

2 Commissioner Tenice Johnson, she was -- now
3 she's a Councilwoman -- she was a big proponent of it,
4 too. An art center or somewhere where we can meet, the
5 gathering. Not just the parks, but since we're gonna
6 have all of this, we should have something similar, like,
7 to the Lewis Family Art Center or play -- playhouse.
8 Just something.

9 What? I don't know. But just to keep in mind,
10 we -- we did have the -- the Pacific Ballet, and they
11 have to go somewhere else to perform. Somewhere where we
12 can have large gatherings. Maybe rent it out or, you
13 know, that -- that type. So keep in mind. And I know it
14 costs money. That was -- I was always told that, and I
15 know it -- it costs money.

16 And yes, we have our senior center and our --
17 and we have the -- the gym that we could use, and some of
18 the other facilities, but let's keep that in mind that --
19 that hopefully we can have somewhere to gather, a big --
20 a big location, whether it be a theater, performance or
21 just so we -- we can go, even though we have the -- the
22 pandemic right now.

23 Anyways, with that said, I wanted to thank --
24 thank everybody for this presentation and all the hard
25 work that's -- that's been done on this project. That's

1 it for me.

2 CHAIR ROWLEY: Thank you, Commissioner Sahagun. If
3 we have no other comments or questions from staff or from
4 the Planning Commission to staff or -- staff has
5 recommended that we find tonight the proposed Draft EIR
6 General Plan Amendment Zone Change, amendment to the
7 North Montclair Specific Plan and the Montclair Place
8 District Specific Plan to be complete and appropriately
9 prepared for the proposed project, asking us to approve
10 Resolution No. 20-1943, a resolution of the Planning
11 Commission of the City of Montclair, recommending that
12 the City Council make findings pursuant to the CEQA Act,
13 certify the final Environmental Impact Report for the
14 project and adopt a Statement of Overriding
15 Considerations, a Mitigation Monitoring Program, a
16 General Plan Amendment, a zone change, a Specific Plan
17 Amendment and a New Specific Plan called The Montclair
18 Place Specific Plan for the Property, now Case No.
19 2018-13. Do we have a motion for approval? I'll make a
20 first. I'll -- do I have a second?

21 COMMISSIONER SANCHEZ: I'll second your motion.

22 CHAIR ROWLEY: We have a first and a second. Staff,
23 could you take a vote by roll call, please.

24 DIRECTOR DIAZ: I'd be glad to. Chair Rowley.

25 CHAIR ROWLEY: Strong aye.

1 DIRECTOR DIAZ: Thank you. Vice Chair Martinez,
2 your vote. Vice Chair Martinez?

3 COMMISSIONER SAHAGUN: Maybe he's muted. Don't
4 know.

5 DIRECTOR DIAZ: Yeah. Okay. Well, I'll move onto
6 the next. Commissioner Eaton.

7 COMMISSIONER EATON: Well, it's a pleasure and honor
8 to say aye.

9 DIRECTOR DIAZ: Thank you. Commissioner Sahagun.

10 COMMISSIONER SAHAGUN: Yes vote.

11 DIRECTOR DIAZ: Thank you. And Commissioner
12 Sanchez.

13 COMMISSIONER SANCHEZ: Aye.

14 DIRECTOR DIAZ: Thank you. I will try Vice Chair
15 Martinez. Can you hear us? And your vote, please.

16 VICE CHAIR MARTINEZ: Yes.

17 CHAIR ROWLEY: Great.

18 DIRECTOR DIAZ: Yes, great. Thank you.

19 CHAIR ROWLEY: Okay. Let the --

20 DIRECTOR DIAZ: With that, all five have voted.

21 CHAIR ROWLEY: Yes. Let the record show all five
22 Planning Commissioners voted to approve Resolution No.
23 20-18-13. A resolution of the Planning Commission of the
24 City of Montclair recommending that the City Council make
25 findings pursuant to the CEQA Act, certify the final

1 Environmental Impact Report for the project and adopt a
2 Statement of Overriding Considerations, Mitigation
3 Monitoring Program, General Plan Amendment, zone change,
4 Specific Plan Amendment and a new Specific Plan called
5 The Montclair Place Specific Plan for the Property, Case
6 No. 2018-13.

7 MR. HOLDAWAY: Mr. Chairman, this is Richard
8 Holdaway. The -- I just noticed the resolution number on
9 the agenda --

10 COMMISSIONER EATON: Yes.

11 MR. HOLDAWAY: -- is different than the one on the
12 resolution --

13 COMMISSIONER EATON: Yes.

14 MR. HOLDAWAY: -- and in the staff report.

15 COMMISSIONER EATON: Right.

16 MR. HOLDAWAY: We may want to clarify that.

17 DIRECTOR DIAZ: Where are we talking? Let's see.
18 So the reso is 20-1943, and in the staff report it's
19 20-1943, with a recommendation, and a note at the bottom.
20 Rich, do you know where you're referring to?

21 MR. HOLDAWAY: Yes, on the agenda itself on page 3.

22 CHAIR ROWLEY: We have 2018-13 and 20 -- I'm sorry,
23 20-17-20. It should be 20-8 -- oh, (Unintelligible).

24 DIRECTOR DIAZ: On page 3?

25 UNIDENTIFIED SPEAKER: (Unintelligible).

1 DIRECTOR DIAZ: I don't --

2 CHAIR ROWLEY: Page 3 is the Monte Vista.

3 COMMISSIONER SAHAGUN: He's talking about the
4 resolution number.

5 CHAIR ROWLEY: Yeah.

6 COMMISSIONER EATON: No, he's -- he's saying the
7 resolution.

8 UNIDENTIFIED SPEAKER: Oh.

9 COMMISSIONER EATON: (Unintelligible) the
10 resolution.

11 UNIDENTIFIED SPEAKER: Oh.

12 DIRECTOR DIAZ: Yeah, page 3 in the resolution -- at
13 what point? (Unintelligible).

14 MR. HOLDAWAY: The -- the case number -- I'm sorry,
15 it was the case number I -- I saw. It was 2018-13.

16 DIRECTOR DIAZ: Oh.

17 MR. HOLDAWAY: So the resolution --

18 DIRECTOR DIAZ: Yes.

19 MR. HOLDAWAY: -- is not the same as the case
20 number. That was -- that was what threw me there for a
21 moment.

22 COMMISSIONER SAHAGUN: We're good, I think.

23 MR. HOLDAWAY: All right.

24 COMMISSIONER EATON: All right. Okay. All right.

25 DIRECTOR DIAZ: So we're okay?

1 MR. HOLDAWAY: So did the motion include the -- I
2 thought I heard the Case No. 2018-13 in the motion and it
3 should be the Resolution No. 20-1943.

4 CHAIR ROWLEY: Correct. Resolution No. 20-1943, a
5 resolution of the Planning Commission of the City of
6 Montclair, recommending that the City Council make
7 findings pursuant to the California Environmental Quality
8 Act, certify the final Environmental Impact Report for
9 the project, and adopt a Statement of Overriding
10 Considerations, a Mitigation Monitoring Program, a
11 General Plan Amendment, a zone change, a Specific Plan
12 Amendment and a new Specific Plan, called The Montclair
13 Place Specific Plan for the Property, Case No. 2018-13.

14 MR. HOLDAWAY: Correct.

15 CHAIR ROWLEY: We get them both covered?

16 MR. HOLDAWAY: Yes.

17 DIRECTOR DIAZ: That's correct, yes.

18 CHAIR ROWLEY: You always got our back, Richard.

19 MR. HOLDAWAY: Well, once in a while I -- I pick up
20 a little thing, but you did a great job tonight, all of
21 you.

22 CHAIR ROWLEY: We want to thank those that presented
23 this and have been working on so many years for this.
24 The City of Montclair is really delighted to see how this
25 project, as fantastic as it is, will start to evolve and

1 the transformation of that -- that property, and
2 actually, even just the face of the City. We want to
3 thank you all for your contributions and for joining us
4 this evening.

5 MR. POLYZOIDES: Thank you. Thank you for having
6 us, very, very much. Good night.

7 CHAIR ROWLEY: Thank you so much. For the end of
8 the evening, do we have any information items from staff?

9 DIRECTOR DIAZ: Not this evening, so back to you.

10 CHAIR ROWLEY: Thank you very much. Any closing
11 comments or questions from the Planning Commissioners
12 before this meeting is agenda'd -- adjourned? Seeing and
13 hearing none, I'm wishing everyone a wonderful week.
14 Everyone continue to hang in there. Be safe. Be nice to
15 your neighbor. And at 8:29, this meeting is adjourned.

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