

MINUTES OF THE JOINT SPECIAL MEETING OF THE MONTCLAIR CITY COUNCIL AND PLANNING COMMISSION HELD ON MONDAY, DECEMBER 16, 2019, AT 5:45 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

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1. CALL TO ORDER

Mayor Dutrey called the meeting to order at 5:45 p.m.

2. ROLL CALL

Present: Mayor Dutrey; Mayor Pro Tem Raft; Council Members Ruh, Johnson, and Martinez; Planning Commission Chair Rowley; Commissioner Sanchez

Absent: Planning Commission Vice Chair Martinez (arrived at 5:48 p.m.); Commissioners Eaton (arrived at 5:47 p.m.) and Sahagun

Staff: City Manager Starr; Public Works Director/City Engineer Castillo; Director of Community Development Diaz; Assistant Director of Housing/Planning Manager Caldwell; City Attorney Robbins; City Clerk Phillips

3. PUBLIC COMMENT — None

Planning Commissioner Eaton arrived at 5:47 p.m.

Planning Commission Vice Chair Martinez arrived at 5:48 p.m.

4. WORKSHOP PRESENTATION

A. THE VILLAGE AT MONTCLAIR MIXED-USE DEVELOPMENT

**Mr. Don Henry and Mr. Michael Morris**, Principal Partners of **Village Partners Ventures, LLC** developing the Village at Montclair Project, led a PowerPoint Presentation providing the City Council and Planning Commission with an overview of the project and an update on its status. The presentation provided a visual overview of the project and its key components making it an ideal project for the North Montclair Downtown Specific Plan (NMDSP).

The Project would be the first mixed-use project in Montclair with 332 residential units, 29,000 square feet of ground-level space available for commercial and office use, a multi-level tenant and commercial parking structure, and a 0.22-acre public park.

Rendered images of the completed project and site plans were shown, demonstrating the architectural components, landscaping, walkable areas, parking configuration, and layout of residential and commercial spaces.

Remaining issues consist of getting the project ready for formal Planning Commission and City Council reviews and approvals. Noted were a few remaining significant issues to be resolved before the project can be scheduled for public hearings, including:

- a. Subdivision Map must conform to minimum lot sizes specified in the NMDSP, and the map must identify street dedications along Arrow Highway and public access easements leading to the **Montclair Transcenter** and the Arrow Station Project.
- b. Need to provide appropriate collection facilities for solid waste removal and define an effective operational strategy for the Project that includes both residential and commercial waste in each building.
- c. Must provide terms for regulating the lease and management of flex units.

- d. Parking Management Plan needs to address needs of future residents, visitors, customers, workers, and loading spaces for each buildings; the request to reduce parking as provided for in the NMDSP; and security measures for the parking structure.
- e. Use of land for future addition of a proposed public parking structure located at the northeast corner of the property.

Mayor Dutrey asked if any members of the public would like to comment on this presentation.

**Mr. Bruce Culp**, resident, said he likes the plan but feels parking will always be an issue. He stressed the importance of pushing education of transit-oriented districts to prospective residents, noting with the **Transcenter** in walking distance, residents should have less need for private vehicles. He suggested making use of the rooftops for things like night clubs, residential amenities, and other purposes.

Mayor Dutrey requested questions and comments from Planning Commissioners.

Planning Commission Vice Chair Martinez asked if the parking structure would be for the development or for the **Transcenter**.

Community Development Director Diaz advised the parking structure would be for tenants, employees, and customers.

Planning Commission Vice Chair Martinez asked if the structure could be abused by **Transcenter** users.

Community Development Director Diaz stated there would be a public parking garage available on the site that could be used for that purpose, so he doesn't see there being an issue.

With no other Planning Commissioners wishing to comment, Mayor Dutrey asked if the City Council would like to provide questions or comments for staff or the developer.

Council Member Martinez asked if visitors would be allowed to park at the **Transcenter** and walk down to Fremont Avenue to utilize businesses in the project.

City Manager Starr advised staff will need to determine how to address parking regulations and, in the short term, intends to restrict overnight parking at the **Transcenter** to address abuse of the parking facility by residents of the project.

Mayor Pro Tem Raft complimented the design of the project and stated she also has concerns about parking, and asked if there would be enough for both residents and businesses.

Community Development Director Diaz advised staff is working with the developer on a Parking Management Plan to ensure that provided parking is utilized and managed properly.

City Manager Starr advised the NMDSP is designated as a transit-oriented district, and defines a 1.5 parking space per unit density; however, the City Council does have the authority to reduce that requirement by 15 percent.

Council Member Johnson asked if any of the 332 residential units would be designated as low- to moderate-income housing.

City Manager Starr advised this project does not currently fall under the inclusionary housing ordinance, which will be updated in the first quarter of 2020.

Planning Commission Vice Chair Martinez stated the unit sizes seem small and could be more affordable for that reason.

Council Member Ruh stated he is against the inclusionary ordinance, and all housing built should be affordable to meet the current need. He stated housing located near transit tends to be more expensive and is built for luxury at unaffordable costs. He stated he is also against paid public parking, noting a commuter would be paying \$720 per year if it cost them \$3 per day to park at the **Transcenter**. He emphasized the need to maintain affordable transit to encourage use and reduce the stress on the congested freeway system.

Mayor Dutrey asked if there is a commercial market for the commercial uses of the project.

**Mr. Henry** stated there is an expectation that as the residential community in the project grows, the commercial demand will increase in that area, adding the demand would be amplified by future residential development in the surrounding area.

Mayor Dutrey asked if the outdoor parking would be covered parking.

Community Development Director Diaz advised there would be covered parking provided via parking garages, however there would not be smaller individual private garages or carports.

Mayor Dutrey asked if the City would purchase the property for the public parking structure and how it would be funded.

City Manager Starr advised the City would purchase the property with **Federal Transit Administration** grant funding.

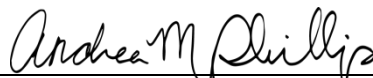
Mayor Dutrey thanked **Mr. Henry** and **Mr. Morris** for their presentation. He stated this project has been in development for six or seven years, and he is impressed with what is being presented today for the project. He stated the arrival of the **Gold Line** at the **Montclair Transcenter** should also increase demand for housing and commercial uses in the immediate area.

Council Member Ruh added many parts of the world in developing areas are becoming less reliant on cars and moving toward driverless cars and ridesharing. He warned there is likely to be an overabundance of parking as transportation trends change.

## 5. ADJOURNMENT

At 6:32 p.m., Mayor Dutrey adjourned the City Council and Planning Commission.

Submitted for City Council approval,



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Andrea M. Phillips  
City Clerk