

**MINUTES OF THE CITY OF MONTCLAIR REAL ESTATE  
COMMITTEE MEETING HELD ON MONDAY, APRIL 15,  
2019 AT 6:00 P.M. IN THE CITY HALL CONFERENCE  
ROOM, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA**

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**I. CALL TO ORDER**

Chair Dutrey called the meeting to order at 6:00 p.m.

**II. ROLL CALL**

Present: Council Member Dutrey (Chair); Mayor Pro Tem Raft (Vice Chair); City Manager Starr; Assistant Director of Housing/Planning Manager Caldwell; City Planner/Planning Manager Diaz; Associate Planner Gutierrez; Public Works Director/City Engineer Castillo; City Attorney Robbins; Executive Director of Public Safety/Police Chief Avels; Senior Management Analyst Fuentes; City Clerk Phillips

**III. APPROVAL OF MINUTES**

**A. REAL ESTATE COMMITTEE — October 15, 2018**

The Committee approved the October 15, 2018 minutes of the Real Estate Committee meeting.

**IV. PUBLIC COMMENT — None**

**V. DISCUSSION ITEMS**

**A. DEVELOPMENT PROPOSALS**

**1. PROJECTS OFFICIALLY SUBMITTED FOR FORMAL CITY REVIEW:**

• **9399 Autoplex Drive**

The Committee reviewed the plans and specifications for the proposed replacement of an electronic message board sign for Metro Honda, Metro Acura, and Metro Nissan from Montclair Dealership Group Property LLC.

• **Montclair Place**

The Committee reviewed designs and elevations for a request from CIM Group to replace the existing freeway sign with an electronic message center freeway digital monument sign and to amend the sign program.

- **Applicant Request for Amendments to the Montclair Municipal Code Regarding Electrified Fences**

The Committee reviewed a request from Electric Guard Dog LLC for amendments to Sections 11.60.060 and 11.50.080 of the Montclair Municipal Code to allow for battery operated perimeter security fences in the C3, MIP, M1, and M2 Zones.

Staff indicated electrified fences are not currently permitted and are not addressed in the Code. The committee discussed safety concerns related to the use of electrified fences.

The Committee requested staff work with the applicant to seek alternative security solutions.

## 2. PROJECTS SUBMITTED FOR INFORMAL CITY REVIEW:

- **5150 Moreno Street** (Montclair Plaza Inc.)

Staff indicated this request, by Synergy for T-Mobile to construct a macro telecommunications facility clock tower behind Gold's Gym within the North Montclair Downtown Specific Plan Area, has been withdrawn.

- **9451 – 9477 Central Avenue**

The Committee reviewed proposed elevations for a request for a remodel of Montclair Center by Sam Watson.

- **9045 Monte Vista Avenue**

The Committee reviewed a request from Pacific Monte Vista LP to demolish the former Acapulco Restaurant and the elevations for a proposed Texas Roadhouse Restaurant to be built in its place.

VI. OTHER ITEMS — None

VII. ADJOURNMENT

At 6:24 p.m., Chair Dutrey adjourned the Real Estate Committee. The Committee is scheduled to next meet on Monday, May 20, 2019.

Submitted for Real Estate Committee approval,

  
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Andrea Phillips, City Clerk