

**MINUTES OF THE CITY OF MONTCLAIR REAL ESTATE
COMMITTEE MEETING HELD ON MONDAY, JULY 22, 2019
AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM,
5111 BENITO STREET, MONTCLAIR, CALIFORNIA**

I. CALL TO ORDER

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

II. ROLL CALL

Present: Mayor Pro Tem Raft (Vice Chair); Council Member Johnson (Alternate Committee Member); City Manager Starr; Assistant Director of Housing/Planning Manager Caldwell; City Planner/Planning Manager Diaz; City Attorney Robbins; Senior Management Analyst Fuentes; Economic Development Consultant Staats; City Clerk Phillips

Absent: Council Member Dutrey (Chair) (excused)

III. APPROVAL OF MINUTES

A. REAL ESTATE COMMITTEE — April 15, 2019

The Committee approved the April 15, 2019 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:

- **Village at Montclair**

The Committee reviewed the site plans and renderings for a proposed multi-building mixed-use project featuring 360 apartment units with amenities and 25,000 square feet of commercial lease area on a 5.58-gross acre property, generally located on the north side of Arrow Highway and the north terminus of Fremont Avenue within the boundaries of the North Montclair Downtown Specific Plan (NMDSP).

Staff discussed elements and amenities for the proposed project including a total of four buildings, a 0.19-acre public park (plaza), direct connection to the Montclair Transcenter, and a resident parking structure. It was noted that this project has a planned number of parking spaces equivalent to 1.59 spaces per residential unit pursuant to the Parking Management Plan, which is currently under development. Staff advised as few as one parking space per

residential unit were permitted for residential projects within the NMDSP prior to its amendment. A draft Parking Management Plan for the Village project was distributed to Committee members.

Alt. Committee Member Johnson raised concern over the seeming inadequacy of parking for residents, noting most couples living together each have their own car as well as their older children.

Staff noted those seeking to live in a TOD would generally plan to utilize other forms of transportation including ride sharing and public transportation, and such living arrangements would not be desirable for households with several cars. It was also noted that the property manager of this project would be responsible to ensure that parking is properly managed.

Vice Chair Raft and Alt. Committee Member Johnson complimented the aesthetic appeal of the project.

- **Bravo Project**

The Committee reviewed the site plans and renderings for a proposed 90-unit apartment development on a 2.95-gross acre portion of a larger parcel, generally located on the southeast corner of Arrow Highway and Fremont Avenue within the boundaries of the NMDSP.

Staff discussed elements and amenities for the proposed project including a total of three buildings, parking arrangements, and a passive 0.17-acre park. It was noted that the northern portion of the parcel is planned to be developed at a future time.

A draft Parking Management Plan for the Bravo project was distributed to Committee members. Staff noted there are several tandem parking stalls available for residents, which would only count as one parking space because residents within the same unit would be able to park two cars in the tandem space.

VI. OTHER ITEMS — None

VII. ADJOURNMENT

At 6:31 p.m., Vice Chair Raft adjourned the Real Estate Committee. The Committee is scheduled to next meet on Monday, August 19, 2019.

Submitted for Real Estate Committee approval,



Andrea Phillips, City Clerk