

**MINUTES OF THE CITY OF MONTCLAIR REAL ESTATE  
COMMITTEE MEETING HELD ON MONDAY, MARCH 15,  
2021 AT 5:30 P.M. HELD VIA ZOOM TELECONFERENCE**

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**I. CALL TO ORDER**

Chair Dutrey called the meeting to order at 5:30 p.m.

**II. ROLL CALL**

Present: Mayor Dutrey (Chair); Council Member Martinez (Vice-Chair); City Manager Starr; Senior Management Analyst Fuentes; Community Development Director Diaz; Deputy Director of Community and Economic Development Caldwell; City Attorney Robbins; Associate Planner Gutierrez; Associate Planner Nemeth; City Clerk Phillips

Absent: None

**III. APPROVAL OF MINUTES - None**

**IV. PUBLIC COMMENT — None**

**V. DISCUSSION ITEMS**

**A. DEVELOPMENT PROPOSALS**

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

- **Baldwin Park Homes, LLC Project** – 10680 Silicon Way

A proposed 20-unit industrial condominium development on a 3.18-gross-acre lot currently comprised of two separate lots. The project requires approval of a Tentative Tract Map, Conditional Use Permit, Precise Plan of Design, and a Sign Program.

The Committee reviewed the site plan and building elevations for the proposed project. The Committee indicated its support for the project as it works its way through the review process, and looked forward to the improvement the project would make to the surrounding area.

**B. REQUESTS**

1. **Village at Montclair** – 5040-5050 Arrow Highway. Review of project and design changes proposed by Village Partners Ventures, LLC.

Staff presented drawings comparing the approved building elevations for the project with modified building elevations submitted to the City for Building Division plan check. Director Diaz also noted that the review of the plans appear to indicate less parking spaces within the parking structure and possibly more units than what was approved.

The Committee agreed the changes to the building elevations were substantial and not consistent with plans approved by the City Council. Chair Dutrey and Vice Chair Martinez concurred in noting that the modified plans had removed the best architectural features of the project and as such were unacceptable.

Bruce Culp, a member from the public, encouraged the City to uphold what was presented and approved.

2. **Metro Honda & Metro Nissan** – 9399 & 9440 Autoplex Street. Request for assistance from Metro Honda & Metro Nissan regarding replacement of freeway-oriented electronic message center (EMC) sign.

City Manager Starr advised the Committee that both Metro Honda and Metro Nissan resumed conversations with staff regarding financial assistance for replacement of the freeway-oriented EMC sign. The Committee recommended that staff prepare an agreement and bring the item to the City Council for consideration.

### C. PROPOSED ORDINANCE

1. **Accessory Dwelling Unit (ADU) Ordinance** – Review draft ordinance to update Chapter 11.23 of the Montclair Municipal Code regarding new state requirements related to ADUs within the City.

The Committee viewed a short power point presentation introducing and providing background for the draft proposal of an updated ADU Ordinance for the City. Staff explained the need to update the City’s current ordinance to be in alignment with State requirements that went into full effect on January 1, 2020. Staff also confirmed that the Ordinance when completed would require a review for consistency with State law by the Department of Housing and Community Development (HCD).

Chair Dutrey indicated he understood how incorporating ADUs on single-family properties could be accommodated, but expressed concerns about the possibility of converting garages and carports in existing multifamily developments where parking is already in short supply. He also asked about the potential elimination of other essential on-site spaces or facilities such as laundry rooms and other amenities that could impact the residents who use them.

Director Diaz stated that staff will continue to explore how the City might effectively address the concerns expressed about construction of ADUs in existing multifamily neighborhoods during the meeting.

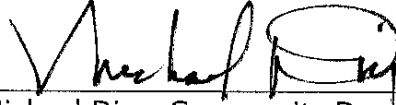
Chair Dutrey requested the draft ADU Ordinance return to the Real Estate Committee for a review of discussed modifications.

### VI. OTHER ITEMS — None

**VII. ADJOURNMENT**

At 6:35 p.m., Chair Dutrey adjourned the Real Estate Committee. The Committee is scheduled to next meet on Monday, April 19, 2021.

Submitted for Real Estate Committee approval,

A handwritten signature in black ink, appearing to read "Michael Diaz", written over a horizontal line.

Michael Diaz; Community Development Director