



**CITY OF MONTCLAIR  
REAL ESTATE COMMITTEE**

**AGENDA**

Monday, June 21, 2021  
5:30 p.m.

**Zoom Link:** <https://zoom.us/j/93949068629>

**Dial Number:** 1-(669)-900-6833

**Meeting ID:** 939-4906-8629

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES** — May 17, 2021

**IV. PUBLIC COMMENT**

*Request to speak:* <https://www.cityofmontclair.org/public-comment/>

**V. DISCUSSION ITEMS**

**A. DEVELOPMENT PROPOSALS**

1. **5515 Holt Boulevard** – Conditional Use Permit and Precise Plan of Design to remodel of the former Montclair Car Wash and Gas Station with convenience store with off-sale of beer and wine, and fully automated carwash tunnel.
2. **5006-5010 Mission Boulevard** – Request for a Conditional Use Permit and Precise Plan of Design to construct a 114,000 square-foot industrial building on 5.13-acre site.
3. **5200 Holt Boulevard** – Conditional Use Permit for 14-foot tall Electronic Message Center (EMC) sign for West Coast Auto Sales.
4. **4700 Block of Holt Boulevard** – Conditional Use Permit and Tentative Parcel Map to create 5 office condominiums within building currently under construction.
5. **10244 Central Avenue** – Conditional Use Permit Amendment and Precise Plan of Design for covered patio/dining room expansion for Los Portales Restaurant.

**B. PROPOSED ORDINANCES**

**VI. OTHER ITEMS**

**VII. ADJOURNMENT**

*The next meeting of the Real Estate Committee is scheduled for Monday, July 19, 2021, at 5:30 p.m.*

*I, Michael Diaz, Director of Community Development, hereby certify that I posted, or caused to be posted, a copy of this Agenda not less than 72 hours prior to this meeting on the bulletin board adjacent to the north door of Montclair City Hall on Thursday, June 17, 2021.*

**MINUTES OF THE CITY OF MONTCLAIR REAL ESTATE  
COMMITTEE MEETING HELD ON MONDAY, MAY 17, 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); Acting City Manager Richter, Acting Deputy City Manager Fuentes, City Attorney Robbins; Director of Community Development Diaz; Associate Planner Gutierrez; Associate Planner Nemeth

**III. APPROVAL OF MINUTES — March 15, 2021**

The Committee approved the minutes of the March 15, 2021 Real Estate Committee meeting.

**IV. PUBLIC COMMENT — None**

**V. DISCUSSION ITEMS**

**A. DEVELOPMENT PROPOSALS**

**1. 9700 Central Avenue - Chevron Station Rebuild**

The Committee reviewed the site plan and building elevations for the rebuilt Chevron gas station proposal. The Committee indicated its support for the project and looked forward to its completion and its updated appearance.

**B. REQUESTS — None**

**C. PROPOSED ORDINANCES**

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

The Committee reviewed the revised ordinance previously discussed at the March 15, 2021 meeting. Chair Dutrey sought clarification about specific portions of the draft ordinance to which staff and City Attorney Robbins responded. Both Chair Dutrey and Vice Chair Martinez indicated their support for the draft ordinance and the next steps in the review process leading to its adoption. Director Diaz stated that staff hoped to have the Ordinance presented to Planning Commission at one of the upcoming meetings in June.

2. **Wireless Telecommunication Facility Ordinance** - Review draft ordinance to update Chapter 11.73 of the Montclair Municipal Code regarding new wireless telecommunication facilities within the City.

The Committee viewed a short power point presentation providing background for the draft proposal to update the City's current Wireless Telecommunication Facilities Ordinance. Staff explained the need to update the current ordinance to be in alignment with Federal and State requirements. Staff further indicated new provisions in the proposed Ordinance that expand allowable locations, establish new standards for height, design, maintenance, and enforcement. Chair Dutrey recognized the need for a new updated Ordinance.

Mr. James Grice, from Bryan Cave Leighton Paisner LLP, representing an interested telecommunication company, called to indicate his support for the update and to offer up a few revisions for thought. Chair Dutrey directed Mr. Grice to forward his comments/recommendations to staff for consideration. Chair Dutrey mentioned the item would be moving to the Planning Commission and the City Council for review and additional opportunities for comment. Director Diaz stated that staff hoped to have the Ordinance presented to Planning Commission at one of the upcoming meetings in June.

#### **VI. OTHER ITEMS**

Chair Dutrey asked staff about the status of review on the Village at Montclair design changes. Acting Deputy City Manager Fuentes indicated that staff had met with the developer and consulting architects on the project for both parties. He indicated that staff was awaiting revised plans based on discussion from the meeting and the City's resolve to maintain the overall architectural design of the project as approved by the City Council.

#### **VII. ADJOURNMENT**

At 6:35 p.m., Chair Dutrey adjourned the Real Estate Committee. The Committee is scheduled to next meet on Monday, June 21, 2021.

Submitted for Real Estate Committee approval,

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Michael Diaz; Community Development Director