



**CITY OF MONTCLAIR
REAL ESTATE COMMITTEE
AGENDA**

Monday, November 15, 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 — November 18, 2019

IV. PUBLIC COMMENT

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

V. DISCUSSION ITEMS

A. DEVELOPMENT PROPOSALS

1. **9052 Central Avenue and 5220 Moreno Street** – Conditional Use Permit, Precise Plan of Design, and Lot Line Adjustment to develop a 3,800-square-foot full-service Panera Café restaurant with outdoor dining and drive through lane.
2. **5006-5010 Mission Boulevard** – Tentative Tract Map and Precise Plan of Design to construct a 302-unit multi-family residential development on a 9.60 gross acre site (former Vulcan Materials asphalt manufacturing business).
3. **SWC Arrow Highway and Monte Vista Avenue** – Proposed expansion of Alexan-Kendry Apartment Development to allow 137-units and site amenities.

B. REQUESTS – None

C. PROPOSED ORDINANCES

VI. OTHER ITEMS

VII. ADJOURNMENT

The next meeting of the Real Estate Committee is scheduled for Monday, December 20, 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 Wednesday, November 10, 2021.

**MINUTES OF THE CITY OF MONTCLAIR REAL
ESTATE COMMITTEE MEETING HELD ON
MONDAY, NOVEMBER 18, 2019 AT 5:30 P.M.
HELD VIA ZOOM TELECONFERENCE**

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 Raft (Vice-Chair); City Manager Starr, Deputy City Manager Marilyn Staats, City Attorney Robbins; Community Development Director Diaz; Deputy Director of Economic Development and Housing Caldwell, Associate Planner Gutierrez; City Clerk Phillips

Absent: None

III. APPROVAL OF MINUTES – None

IV. PUBLIC COMMENT — None

V. DISCUSSION ITEMS

A. DEVELOPMENT PROPOSALS

1. **Northeast Corner of Ramona Avenue and Brooks Street** — Proposed development of two adjoining parcels, approximately 3.94 acres in size, with a single commercial building and two industrial buildings totaling approximately 64,659 square feet – Realogic Investment, LLC

Director Diaz and Associate Planner Gutierrez introduced the project and shared site and architectural exhibits. Vice-chair Raft asked if any tenants had been identified, staff replied that no tenants. Chair Dutrey and Vice Chair Raft welcomed the new project.

2. **Metro Honda and Nissan EMC Sign** – Deputy City Manager Staats described the status of the ongoing process for development of an operating agreement between the City and Metro Honda and Metro Nissan related to the replacement of the existing EMC sign at Metro Autoplex. Deputy City Manager Staats discussed the costs of the sign, the details of the agreement, and displayed exhibits of the proposed new EMC sign.

B. REQUESTS – None

C. PROPOSED ORDINANCES - None

VI. OTHER ITEMS —

1. None.
2. Chair Dutrey asked if they could meet in person with CIM principals in the near future before MPDSP is completed.

VII. ADJOURNMENT

At 6:05 p.m., Chair Dutrey adjourned the Real Estate Committee. The Committee is scheduled to next meet on Monday, January 21, 2020.

Submitted for Real Estate Committee approval,

Michael Diaz; Director of Community Development