



**CITY OF MONTCLAIR
REAL ESTATE COMMITTEE**

AGENDA

Monday, June 20, 2022
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 15, 2021

IV. PUBLIC COMMENT

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

V. DISCUSSION ITEMS

A. DEVELOPMENT PROPOSALS

1. **4700 Huntington Drive** – *Montclair Station*: Tentative Parcel Map and Precise Plan of Design to construct a 302-multifamily residential development by Trammel Crow Residential.
2. **4847-4877 Arrow Highway** – *Alexan Kendry Expansion*: Precise Plan of Design to construct a 137-unit multifamily residential development by Trammel Crow Residential.
3. **5059 State Street** – Conditional Use Permit, Tentative Parcel Map, and Precise Plan of Design for a 12-unit 37,350 sq. ft. industrial condominium development.

VI. OTHER ITEMS

VII. ADJOURNMENT

The next meeting of the Real Estate Committee is scheduled for Monday, July 18, 2022, 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 16, 2022.

**MINUTES OF THE CITY OF MONTCLAIR REAL ESTATE
COMMITTEE MEETING HELD ON MONDAY,
NOVEMBER 15, 2021 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 Martinez (Vice-Chair); City Manager Starr; Senior Management Analyst Fuentes; Community Development Director Diaz; City Attorney Robbins; Public Works Director Heredia and City Clerk Myrick

Absent: Council Member Martinez (Vice Chair), Economic Development Consultant Caldwell and Associate Planner Gutierrez

III. APPROVAL OF MINUTES – The minutes from the November 18, 2019 meeting were presented and approved.

IV. PUBLIC COMMENT — None

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.

The Committee reviewed the site plan and building elevations for the proposed project. Discussion followed regarding the maximum occupancy for the restaurant and how far along the project was. The Committee indicated its support for the project and has been anticipating this project for a long time. The developer is anxious to get plans submitted and break ground once it receives the Council's approval.

2. **4700 Huntington Drive** – 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).

The Committee reviewed the site plan and building elevations for the project known as the Montclair Station, which is a Trammel Crow Company project.

Discussion ensued regarding how this project will connect to Huntington Drive, parking ratios and planning for future bidding on finishing out

Huntington Drive while reviewing a PowerPoint presentation of the color schemes and designs. Director Diaz commented that an incompleteness letter was sent because there are still some minor things they need to wrap up before it is presented to the Planning Commission.

Bruce Culp, a member from the public attending virtually via the Zoom platform, suggested the City ask the developer to help with park improvements, asking them to help enhance the trail portion just north of this property and also the San Antonio Creek Channel; even though there is a lot more involved with that, if they could make a first pass. He also asked if more thought could be spent on electric vehicle parking and chargers.

3. **SWC Arrow Highway and Monte Vista Avenue** – Proposed expansion of the Alexan Kendry Apartment Development to allow 137 units and amenities.

The Committee reviewed the site plan and building elevations for the project known as the Montclair Station, which is also a Trammel Crow Company project, which is an expansion of the existing Alexan Kendry project

B. REQUESTS

None.

C. PROPOSED ORDINANCE

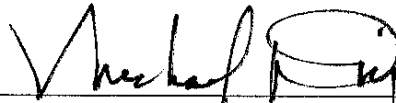
None.

VI. OTHER ITEMS — None

VII. ADJOURNMENT

At 6:16 p.m., Chair Dutrey adjourned the Real Estate Committee. The Committee is scheduled to next meet on Monday, December 20, 2021.

Submitted for Real Estate Committee approval,



Michael Diaz; Community Development Director