

**CITY OF MONTCLAIR
REAL ESTATE COMMITTEE**

AGENDA

Monday, September 18, 2017
6:00 p.m.

CITY MANAGER CONFERENCE ROOM
5111 BENITO STREET
MONTCLAIR, CA 91763

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. REAL ESTATE COMMITTEE — August 21, 2017

IV. PUBLIC COMMENT

V. INFORMATION ITEMS

A. DEVELOPMENT PROPOSALS — PROJECTS OFFICIALLY SUBMITTED FOR FORMAL CITY REVIEW:

1. Southwest Corner of Central Avenue and Holt Boulevard — Proposed Development of Undeveloped 9.17-acre (gross) site; Property Owner/Developer - HC Montclair, L.P., Edward S. Franklin.

The Project would require the following entitlements:

- a. A Tentative Parcel Map subdividing the subject 9.17-acre site into two separate parcels (Parcel 1 - 5.17 acres; Parcel 2 - 4.0 acres) to accommodate the proposed General Plan and Specific Plan amendments and the subsequent development of the site; and
- b. General Plan Amendment changing the land use designation of the southern half of the subject site from "General Commercial" to "Industrial Park"; and
- c. Specific Plan Amendment of the Holt Boulevard Specific Plan (HBSP) changing the land use designation of the subject property from "Commercial/Office" to "Commercial" and "Industrial" and
- d. Specific Plan amendments of particular development standards (e.g., setbacks, building height and coverage, and parking requirements) for the

Commercial and Industrial zones of the HBSP and to support development on the site; and

- e. Precise Plan of Design (PPD) for the site plan, floor plans, elevations, colors, materials and conceptual landscape plan associated with the construction of a 66,200 square foot commercial retail center and a 95,300 square foot warehouse building.

B. DEVELOPMENT PROPOSALS — PROJECTS NOT OFFICIALLY SUBMITTED FOR FORMAL CITY REVIEW

- 1. 5455 Arrow Highway — Precise Plan of Design - Preliminary Review of Site Plan and Elevations for Construction of a 2,923 sf. two-story Office Building and 2,672 sf. Warehouse - Richard and Lynette Kaplan

C. GENERAL PLAN REQUEST FOR PROPOSAL PROCESS UPDATE

- 1. Submittal of Responses to Request for Proposal

VI. OTHER ITEMS

A. DEVELOPMENT OF ORDINANCE REGARDING FOOD TRUCKS

B. PROPOSAL TO REQUEST ADDITIONAL ASSOCIATE PLANNER POSITION IN THE COMMUNITY DEVELOPMENT DIVISION TO ADDRESS INCREASED WORKLOAD REQUIREMENTS RELATED TO AN INCREASE IN DEVELOPMENT PROJECTS

VII. ADJOURNMENT

Next Meeting — Monday, November 20, 2017