

CITY OF MONTCLAIR

**AGENDA FOR CITY COUNCIL, REDEVELOPMENT AGENCY, AND
MONTCLAIR HOUSING CORPORATION MEETINGS**

To be held in the Council Chambers
5111 Benito Street, Montclair, California

April 15, 2002

7:00 p.m.

Page No.

- I. **CALL TO ORDER** – City Council, Redevelopment Agency, and Montclair Housing Corporation
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**
- V. **PRESENTATIONS**
 - A. Introduction of New Employee
 - B. Introduction of Promotee
 - C. Proclamation Declaring April 19, 2002, as "Arbor Day" in the City of Montclair
 - D. Proclamation Declaring April 14–21, 2002, as "Volunteer Appreciation Week" in the City of Montclair
- VI. **PUBLIC COMMENT**

This section is intended to provide members of the public with an opportunity to comment on any subject that does not appear on this agenda. Each speaker will be afforded five minutes to address the City Council Members and Redevelopment Agency and Montclair Housing Corporation Boards of Directors. (Government Code Section 54954.3)

Under the provisions of the Brown Act, the Council/Agency/ Corporation is prohibited from taking action on items not listed on the agenda.
- VII. **PUBLIC HEARINGS**
 - A. First Reading – Consider Adoption of Ordinance No. 02–818 Amending Section 9.20.460 of the Montclair Municipal Code Related to the Equivalent Dwelling Unit Value [CC]

VIII. CONSENT CALENDAR

A. Approval of Minutes

1. Minutes of Adjourned Joint Council/Agency Meeting of April 1, 2002 [CC/RDA]
2. Minutes of Regular Joint Council/Agency/ Corporation Meeting of April 1, 2002 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Setting a Public Hearing to Consider Ordinance No. 02-819 Authorizing an Amendment to the Contract with the Board of Administration of the California Public Employees' Retirement System (CalPERS) [CC] 12
2. Consider Setting a Public Hearing to Consider Ordinance No. 02-820 Establishing a Pre-Zone Designation of R-1 to Approximately 22 Acres Within the City's Sphere of Influence [CC] 20
3. Consider Selecting and Prioritizing Sites for a Senior Citizens Center, Police Department, and Soccer Fields 25
4. Consider Approval of Recommendations from the March 26, 2002 Real Estate Committee Meeting [RDA] 27
5. Consider "No Action" on Alcoholic Beverage Permit Application - Miller's Liquor [CC] 29
6. Consider Receiving and Filing of Treasurer's Report [CC] 30
7. Consider Approval of Warrant Register and Payroll Documentation [CC] 31
8. Consider Receiving and Filing of Treasurer's Report [RDA] 32
9. Consider Approval of Warrant Register [RDA] 33
10. Consider Receiving and Filing of Treasurer's Report [MHC] 34
11. Consider Approval of Warrant Register [MHC] 35

C. Agreements

1. Consider Approval of Agreement No. 02-58 Amending Agreement No. 01-101 with Nestor Traffic Systems, Inc., to Add One Intersection Approach for Enforcement of Red Signal Light Violations [CC] 36

D. Resolutions

1. Consider Adoption of Resolution No. 02-03, a Resolution of the City of Montclair Redevelopment Agency Approving the Preliminary Report for the Proposed Mission Boulevard Joint Redevelopment Project and Directing the Transmittal of the Preliminary Report to the Affected Taxing Agencies [RDA]

Consider Adoption of Resolution No. 02-04, a Resolution of the City of Montclair Redevelopment Agency Approving the Draft Redevelopment Plan for the Mission Boulevard Joint Redevelopment Project Area, and Authorizing Transmittal of the Proposal Redevelopment Plan to Affected Taxing Agencies and Persons and Organizations Within the Project Area, and Submittal to the Planning Commission for Report and Recommendation [RDA]

Consider Adoption of Resolution No. 02-05, a Resolution of the City of Montclair Redevelopment Agency Approving Draft Owner Participation Rules Governing Participation and Reentry Preferences by Property Owners, Operators of Businesses, and Business Tenants in the Mission Boulevard Joint Redevelopment Project, and Directing that Such Rules be Made Available for Public Inspection, Review, and Comment [RDA]

Consider Adoption of Resolution No. 02-06, a Resolution of the City of Montclair Redevelopment Agency Accepting and Approving a Draft General Relocation Rules (Method of Relocation) Pursuant to Section 33411 of the California Redevelopment Law for the Mission Boulevard Joint Redevelopment Project [RDA]

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2. Consider Adoption of Resolution No. 02-2382 Related to an Application for State Funds Under the Safe Routes to Schools Program [CC]

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3. Consider Adoption of Resolution No. 02-2383 Giving Notice of the Intention to Authorize an Amendment to the Contract with the Board of Administration of the California Public Employees' Retirement System (CalPERS) [CC]

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4. Consider Adoption of Resolution No. 02-2385 Authorizing the Submittal of a Funding Request Form for Beverage Container Recycling and Litter Cleanup to the Department of Conservation, Division of Recycling [CC]

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IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE

- A. Update Regarding Heritage Park Senior Apartments [CC]

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XI. COMMUNICATIONS

- A. City Attorney/Agency Counsel
- B. City Manager/Executive Director
- C. Mayor/Chairman
- D. City Council/Agency Board
- E. Committee Meeting Minutes *(For Informational Purposes Only)*
 - 1. Minutes of Real Estate Committee Meeting of March 26, 2002 87
 - 2. Minutes of Personnel Committee Meeting of April 1, 2002 90

XII. COUNCIL/AGENCY WORKSHOP

- A. Presentation by Mr. Jon K. Hutchison, Ph. D., Vice President – Development of Capstone West, Regarding Potential Development of Student Housing at the Former Transcenter Site
- B. Presentation by Mr. Larry Lazar, KLMB Development, Inc., Regarding Potential Development of Margarita School Site

(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, May 6, 2002, at 5:45 p.m. in the Council Chambers.)

XIII. ADJOURNMENT OF CITY COUNCIL, REDEVELOPMENT AGENCY, AND MONTCLAIR HOUSING CORPORATION

This evening's meeting will be adjourned in memory of Mr. Wayne Bickel. A longtime resident, Mr. Bickel volunteered his services to the community by serving on the Montclair Community Action Committee from September 1996 through June 2000.

The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, May 6, 2002, at 7:00 p.m. in the Council Chambers.

Reports and documents related to each agenda item are on file in the Office of the City Clerk and are available for public inspection between 7:00 a.m. and 6:00 p.m., Monday through Thursday.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 625-9415. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

I, Donna Jackson, Deputy City Clerk, 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 south door of Montclair City Hall on April 11, 2002.