

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

September 16, 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 Employees

- 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 City Council/Agency/ Corporation is prohibited from taking action on items not listed on the agenda.

- VII. **PUBLIC HEARINGS**

- A. Consider Continuance of Public Hearing Regarding Review and Approval of Bond Financing Authority Documentation with Respect to Nonprofit Acquisition of Hacienda Mobile Home Park [RDA] 6
 - B. Second Reading – Consider Adoption of Ordinance No. 02-823 Prohibiting Camping in the City of Montclair [CC] 8
 - C. Second Reading – Consider Adoption of Ordinance No. 02-825 Repealing Ordinance No. 99-789, and Adopting by Reference the 1997 Editions of the Uniform Building Codes, the 2000 Editions of the Uniform Plumbing and Mechanical Codes, and the 1999 Edition of the National Electrical Code, the 1997 Edition of the Uniform Administrative Code, the 1997 Edition of

the Uniform Housing Code, and the 1997 Edition of the Uniform Code for Abatement of Dangerous Buildings, Including Applicable Amendments by the California Building Standards Commission as set Forth in Title 24 of the 2001 California Code of Regulations, Together with Certain Amendments, Additions, Deletions and Exceptions, Including Fees and Penalties [CC] 11

D. First Reading – Consider Adoption of Ordinance No. 02–824 Related to the Adoption of the 2001 California Fire Code [CC] 21

E. First Reading – Consider Adoption of Ordinance No. 02–826 Approving a Zone Change to the Montclair Municipal Code from "R–1" (Single–Family Residential) to "R–1(SL)" (Single–Family Residential Small–Lot Detached Housing Overlay) for 10.16 Acres at the Southwest Corner of Monte Vista Avenue and Palo Verde Street [CC]

Consider Adoption of Resolution No. 02–2414 Approving a General Plan Amendment to the Official Land Use Map for a 10.16–Acre Site at the Southwest Corner of Monte Vista Avenue and Palo Verde Street, Modifying the Land Use Designation from "Public/Quasi–Public" to "Planned Development" [CC]

Consider Approval of Tentative Tract Map No. 16381 for a 61–Lot Residential Subdivision at the Southwest Corner of Monte Vista Avenue and Palo Verde Street (Former Margarita School Site) [CC] 22

F. First Reading – Consider Adoption of Ordinance No. 02–827 Pursuant to Chapter 11.84 of the Montclair Municipal Code Establishing Pre–Zone Designations of "R–1" and "C–3" to Approximately 4.18 Acres within the City's Sphere of Influence [CC] 37

VIII. CONSENT CALENDAR

A. Approval of Minutes

1. Minutes of Adjourned Joint Council/Agency Meeting of September 3, 2002 [CC/RDA]
2. Minutes of Regular Council/Agency/Corporation Meeting of September 3, 2002 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Approval of the Montclair Employee Home Acquisition Assistance Program (ME–HAPP) [CC]

Consider Providing Direction Regarding the Payment of Closing Costs as a Component of ME–HAPP [CC]

Consider Providing Direction Regarding Authority to Eliminate or Restructure ME–HAPP'S Requirement for a Down–Payment on a First–Mortgage [CC] 41

2.	Consider Designation of Voting Delegate and Alternate Voting Delegate to the Annual Congress of Cities, December 3-7, 2002 - Salt Lake City, Utah [CC]	48
3.	Consider Receiving and Filing of Treasurer's Report [CC]	49
4.	Consider Approval of Warrant Register and Payroll Documentation [CC]	50
5.	Consider Receiving and Filing of Treasurer's Report [RDA]	51
6.	Consider Approval of Warrant Register [RDA]	52
7.	Consider Receiving and Filing of Treasurer's Report [MHC]	53
8.	Consider Approval of Warrant Register [MHC]	54
 C. Agreements		
1.	Consider Approval of Agreement No. 02-63 with Montclair Plaza L.L.C., for a Traffic Circulation Study at and in the Vicinity of Montclair Plaza [CC]	55
2.	Consider Award of Contract to Mobassaly Engineering, Inc., in the Amount of \$2,181,366.35 [CC]	
	Consider Approval of Agreement No. 02-133 with Mobassaly Engineering, Inc., for the Construction of Select System Project No. 177 - Mission Boulevard Improvement Project, Phase 3 [CC]	
	Consider Authorization of a \$210,000 Construction Contingency [CC]	63
3.	Consider Approval of Agreement No. 02-134 with L. D. King, Inc., in the Amount of \$230,400, for Contract Administration, Inspection, Construction Staking, and Materials Testing Services for Select System Project No. 177 - Mission Boulevard Improvement Project, Phase 3 [CC]	
	Consider Authorization of a \$25,000 Contract Administration Contingency for Modifications to the Scope of Services, as May be Necessary [CC]	65
4.	Consider Award of Contract to 2H Construction, Inc., in the Amount of \$23,467 [CC]	
	Consider Approval of Agreement No. 02-137 with 2H Construction, Inc., for the Construction of the Remodel of the Montclair Police Department Evidence Storage Areas [CC]	
	Consider Authorization of a \$3,533 Construction Contingency [CC]	
	Consider Amending the Capital Improvement Program (CIP) to Include a Project Identified as the Remodel of the Police Department Evidence Storage Areas and Appropriate \$27,000 from the Local Law Enforcement Block Grant (LLEBG) Fund [CC]	91

5.	Consider Approval of Agreement No. 02-138, a Purchase and Sale Agreement by and between the City of Montclair Redevelopment Agency and Mr. and Mrs. Eleuterio Lira for Acquisition of the Single-Family Residence Located at 9644 Central Avenue [RDA]	
	Consider Appropriation of \$168,000 from the Housing Fund for Acquisition and Closing Costs [RDA]	93
6.	Consider Approval of Agreement No. 02-139, a Purchase and Sale Agreement by and between the City of Montclair Redevelopment Agency and Mr. Houston Berry for Acquisition of the Single-Family Residence Located at 9963 Central Avenue [RDA]	
	Consider Appropriation of \$173,000 from the Housing Fund for Acquisition and Closing Costs [RDA]	98
7.	Consider Approval of Agreement No. 02-140 with Cost Recovery Systems, Inc., for State-Mandate Reimbursement Claiming Services and Approving the Scope of Work and Fees in Attachment A-5 [CC]	
	Consider an Appropriation Transfer of \$500 from the Contingency Account [CC]	103
D.	Resolutions	
1.	Consider Adoption of Resolution No. 02-2411 Fixing the Salaries for Certain City Employees Represented by the San Bernardino Public Employees Association [CC]	107
IX.	PULLED CONSENT CALENDAR ITEMS	
X.	RESPONSE	
A.	Oral Report Related to City of Montclair V. Raft, et al	
B.	Update Regarding Heritage Park Senior Apartments [CC]	112
XI.	COMMUNICATIONS	
A.	City Attorney/Agency Counsel	
B.	City Manager/Executive Director	
C.	Mayor/Chairman	
D.	City Council/Agency Board	
E.	Committee Meeting Minutes <i>(For Informational Purposes Only)</i>	
1.	Minutes of the Personnel Committee Meeting of September 3, 2002	113

XII. COUNCIL/AGENCY WORKSHOP

A. Presentation Related to Public Comment Policy

(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, October 7, 2002, at 5:45 p.m. in the Council Chambers.)

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

The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, October 7, 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 September 12, 2002.