

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

November 3, 2003

7:00 p.m.

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I. CALL TO ORDER – City Council, Redevelopment Agency, and Montclair Housing Corporation

II. INVOCATION

In keeping with our long-standing tradition of opening our Council meetings with an invocation, this City Council Meeting may include a nonsectarian invocation. Such invocations are not intended to proselytize or advance any faith or belief or to disparage any faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS

A. Introduction of New Employee

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 an Appeal by the City of Pomona Related to the Planning Commission's Approval of Case No. 2003-15 [CC] 5
- B. Consider Approval of Revised Tentative Tract Map No. 15897 for a 6-Lot Subdivision at the Southwest Corner of Palo Verde Street and the San Antonio Wash [CC] 7

C.	Consider Approval of Tentative Tract Map No. 16484 for an 18-Lot Residential Subdivision at 4961–4985 Howard Street [CC]	12
D.	First Reading – Consider Adoption of Ordinance No. 03–834 Amending Chapter 11.38 of the Montclair Municipal Code Related to Fences [CC]	22
E.	First Reading – Consider Adoption of Ordinance No. 03–837, an Ordinance of the City Council of the City of Montclair Eliminating the Time Limit on Establishment of Loans, Advances, and Indebtedness with Respect to Redevelopment Project Area No. I [RDA]	
	Consider Adoption of Ordinance No. 03–838, an Ordinance of the City Council of the City of Montclair Eliminating the Time Limit on Establishment of Loans, Advances, and Indebtedness with Respect to Redevelopment Project Area No. III [RDA]	
	Consider Adoption of Ordinance No. 03–839, an Ordinance of the City Council of the City of Montclair Eliminating the Time Limit on Establishment of Loans, Advances, and Indebtedness with Respect to Redevelopment Project Area No. IV [RDA]	
	Consider Adoption of Ordinance No. 03–840, an Ordinance of the City Council of the City of Montclair Eliminating the Time Limit on Establishment of Loans, Advances, and Indebtedness with Respect to Redevelopment Project Area No. V [RDA]	27

VIII. CONSENT CALENDAR

A.	Approval of Minutes	
1.	Minutes of Regular Joint Council/Agency/Corporation Meeting of October 20, 2003 [CC/RDA/MHC]	
B.	Administrative Reports	
1.	Consider Setting a Public Hearing to Consider Adoption of Resolution No. 03–2477 Establishing a User Fee Cost-Recovery Policy and a Schedule of Fees and Charges for Specified Municipal Services [CC]	43
2.	Consider Setting a Public Hearing to Consider the Proposed Use of Federal Local Law Enforcement Block Grant Program Funds [CC]	77
3.	Consider Declaring Unclaimed Bicycles in Police Custody as Surplus and Available for Donation [CC]	79
4.	Consider “No Action” on Alcoholic Beverage Permit Application – China Poblana Restaurant [CC]	81

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5. Consider Approval of Warrant Register and Payroll Documentation [CC]	82
C. Agreements	
1. Consider Approval of Agreement No. 03-150 with the Ontario-Montclair School District to Provide Funding Through the Children and Families Commission for San Bernardino County in Support of the <i>Por La Vida</i> Program [CC]	83
2. Consider Approval of Agreement No. 03-152 with the California Department of Education to Provide a William F. Goodling Even Start Family Literacy Program [CC]	90
D. Resolutions	
1. Consider Adoption of Resolution No. 03-2478 Authorizing Application for Murray-Haden Program Grant Funds Under the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 [CC]	93
2. Consider Adoption of Resolution No. 03-2479 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges [CC]	97
IX. PULLED CONSENT CALENDAR ITEMS	
X. RESPONSE	
A. Update Regarding Heritage Park Senior Apartments [CC]	103
XI. COMMUNICATIONS	
A. City Attorney/Agency Counsel	
1. Closed Session Pursuant to Section 54956.8 of the Government Code Regarding Real Property Negotiations	
Property: South Side of Holt Boulevard, West of Ramona Avenue (APN: 1012-051-04)	
Negotiating Parties: City of Montclair Redevelopment Agency and Shyh-Hau and Huey-Meei Leu	
Negotiators: Marilyn J. Staats, Director of Redevelopment/ Public Works, and Christine S. Caldwell, Assistant Director of Redevelopment	
Under Negotiation: Recommendations Regarding Purchase Price	

- B. City Manager/Executive Director
- C. Mayor/Chairman
- D. City Council/Agency Board
- E. Committee Meeting Minutes *(For Informational Purposes Only)*
 - 1. Minutes of the Personnel Committee Meeting of
October 20, 2003

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XII. COUNCIL/AGENCY WORKSHOP

- A. Update on San Antonio Gateway Project

(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, November 17, 2003, at 5:45 p.m. in the City Council Chambers).

XIII. ADJOURNMENT OF CITY COUNCIL AND MONTCLAIR HOUSING CORPORATION BOARD OF DIRECTORS

(At this time the Redevelopment Agency Board of Directors will meet in Closed Session regarding real property negotiations).

XIV. CLOSED SESSION ANNOUNCEMENTS

XV. ADJOURNMENT OF REDEVELOPMENT AGENCY BOARD OF DIRECTORS

The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, November 3, 2003, 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, 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 October 30, 2003.