

**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

December 15, 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. Update by State Legislative Advocate Mr. Charles Bader,  
CWB Consulting
- B. Presentation of Holiday Home Decoration Contest Winners

**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 Receiving Input on the Allocation of State  
Supplemental Law Enforcement Services Funds [CC]

- B. Second Reading – Consider Adoption of Ordinance No. 03–841 Approving a Zone Change to the Montclair Municipal Code from “C–2” (Restricted Commercial) to “C–2” and “R–1(SL)” (Single–Family Residential Small–Lot Detached Housing Overlay) for 8.55 Acres at the Southeast Corner of Mission Boulevard and Ramona Avenue [CC] 8

**VIII. CONSENT CALENDAR**

- A. Approval of Minutes
  - 1. Minutes of Adjourned Joint Council/Agency Meeting of December 1, 2003 [CC]
  - 2. Minutes of Regular Joint Council/Agency/Corporation Meeting of December 1, 2003 [CC/RDA/MHC]
- B. Administrative Reports
  - 1. Consider Setting a Public Hearing to Consider Ordinance No. 04–842 Establishing a Pre–Zone Designation of R–1 to Approximately 17.45 Acres and a Pre–Zone Designation of R–2 to Approximately 5 Acres Within the City’s Sphere of Influence [CC] 12
  - 2. Consider Appropriating \$8,300 from the General Fund Contingency to Fund Two Additional Crossing Guards for Ramona and Lehigh Elementary Schools [CC] 17
  - 3. Consider Approval of Parcel Merger No. 2003–1 for Property at 9074 Benson Avenue [CC] 22
  - 4. Consider Approval of Lot Line Adjustment No. LLA 2003–2 for Properties Located at the Southwest Corner of Monte Vista Avenue and Arrow Highway [CC] 28
  - 5. Consider Approval of Filing of Notice of Completion for the Construction of Select System Project No. 177 – Mission Boulevard Improvement Project, Phase 3 [CC] 33
  - 6. Consider Amending the Capital Improvement Program to Include the Sunrise Park Block Wall Reconstruction Project [CC]  
  
Consider Authorizing Staff to Advertise for Bid Proposals for the Construction of the Sunrise Park Block Wall Reconstruction Project [CC] 35
  - 7. Consider Receiving and Filing of Treasurer’s Report [CC] 36
  - 8. Consider Approval of Warrant Register and Payroll Documentation [CC] 37
  - 9. Consider Receiving and Filing of Treasurer’s Report [RDA] 38

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10. Consider Approval of Warrant Register [RDA]	39
11. Consider Receiving and Filing of Treasurer’s Report [MHC]	40
12. Consider Approval of Warrant Register [MHC]	41
 C. Agreements	
1. Consider Approval of Agreement No. 03-165 with Sater- Yadgari, LLC, for Utility Undergrounding Postponement and Reimbursement [CC]	42
2. Consider Approval of Agreement No. 03-167, an Exclusive Right to Negotiate Agreement by and between the City of Montclair Redevelopment Agency and Southern California Housing Development Corporation [RDA]	
Consider an Appropriation of \$328,000 from the Housing Fund for Predevelopment Loan Expenses Related to Agreement No. 03-167 [RDA]	46
3. Consider Approval of Tract Map No. 16381 Generally Located on the West Side of Monte Vista Avenue South of Interstate 10 Freeway [CC]	
Consider Approval of Agreement No. 03-168, a Subdivision Agreement with Richmond American Homes of California, Inc., for Tract Map No. 16381 [CC]	
Consider Authorizing City Engineer to Reduce and Release Payment and Performance Bonds Upon Satisfactory Completion of Improvements Within the Public Rights-Of-Way [CC]	51
4. Consider Award of Contract to Econolite Traffic Engineering and Maintenance, Inc., in the Amount of \$26,608 [CC]	
Consider Approval of Agreement No. 03-169 with Econolite Traffic Engineering and Maintenance, Inc., for Construction of the Street Name Sign Replacement Project, Phase I [CC]	
Consider Authorization of a \$5,000 Construction Contingency [CC]	82
5. Consider Redevelopment Agency Board of Directors’ Approval of Agreement Nos. 03-170 through 03-177, Rehabilitation Grant Agreements by and between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program Participants [RDA]	84

D. Resolutions

1. Consider Adoption of Resolution No. 03-2484 Authorizing Application for South Coast Air Quality Management District MSRC Local Government Match Program [CC] 95

**IX. PULLED CONSENT CALENDAR ITEMS**

**X. RESPONSE**

- A. Response to Council Inquiry Regarding Funding Sources and Construction Costs for the Skate Park Project at Alma Hofman Park [CC] 98
- B. Response to Council Request for Inventory of Single-Family Residential Projects Approved between 1998 and 2002 and for 2003 [CC] 101

**XI. COMMUNICATIONS**

A. City Attorney/Agency Counsel

1. Closed Session Pursuant to Section 54956.8 of the Government Code Regarding Real Property Negotiations

Property: 10369-74 Mills Avenue  
APN: 1009-521-17, 18, & 49

Negotiating Parties: Catherine T. Baum and Robert L. Baum as Co-Trustees of the Bob Cat Trust of November 24, 1997; Patricia Ann Tierney, Trustee of the Tierney Trust Dated November 11, 1983; and Patricia Ann Tierney, Trustee of the Tierney Trust dated November 11, 1983, Sub trust B

Negotiators: Robert W. Clark, Director of Community Development, Marilyn J. Staats, Director of Redevelopment/Public Works, and Christine S. Caldwell, Assistant Director of Redevelopment

Under Negotiation: Recommendations Regarding Purchase Price

2. Closed Session Pursuant to Section 54956.8 of the Government Code Regarding Real Property Negotiations

Property: 10419 Mills Avenue (a portion of)  
APN: 1009-521-19

Negotiating Parties: James Coffman and Stephanie Davis, Trustees of The James Coffman and Stephanie Davis Trust

Negotiators: Robert W. Clark, Director of Community Development, 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
  - 1. Announcement of One (1) Vacancy on the West Valley Mosquito and Vector Control District Board
- D. City Council/Agency Board
- E. Committee Meeting Minutes *(For Informational Purposes Only)*
  - 1. Minutes of the Personnel Committee Meeting of December 1, 2003

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**XII. COUNCIL/AGENCY WORKSHOP**

- A. Update on North Montclair Landscape Beautification Plan

(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, January 5, 2004, 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).*

**XIII. CLOSED SESSION ANNOUNCEMENTS**

**XIV. 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, January 5, 2004, 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 December 11, 2003.*