

**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 5, 2004

7:00 p.m.

Page No.

**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 endorse any particular religious belief or form of invocation.*

**III. PLEDGE OF ALLEGIANCE**

**IV. ROLL CALL**

**V. PRESENTATIONS**

1. Introduction of New Employee
2. Presentations to Ms. Rosa Rangel, Owner, Montclair Florist, by the City, Soroptimist International of Montclair/Inland Valley, and Neighborhood Partnership Housing Services in Recognition of Her Recent "Woman of the Year" Award for Outstanding Contributions to Society
3. Narrative of Traveling Sesquicentennial Display and Presentation of Memento to City Council by San Bernardino County Supervisor Patti Aguiar's Office

**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 Approval of Agreement No. 04-36, a Disposition and Development Agreement by and between the City of Montclair Redevelopment Agency and Pomona Valley Habitat for Humanity Regarding the Property Located at 10327 Fremont Avenue [RDA]  
  
Consider Appropriation of \$40,000 form the Housing Fund to Finance Terms of Agreement No. 04-36 [RDA] 5
- B. Consider Adoption of Resolution No. 04-2498 Authorizing Recovery of Abatement Costs Incurred by the City Related to Property Owned by Jose G. and Mariana Ortiz and Located at 9312 Rose Avenue, Montclair, California [CC] 9
- C. Consider Adoption of Resolution No. 04-2499 Authorizing Recovery of Abatement Costs Incurred by the City Related to Property Owned by Martha C. Ronquillo and Located at 9995 Mills Avenue, Montclair, California [CC] 16
- D. First Reading - Consider Adoption of Ordinance No. 04-846 Adding Section 8.24.030 to the Montclair Municipal Code Pertaining to the Use of Curb Ramps [CC] 23
- E. First Reading - Consider Adoption of Ordinance No. 04-847 Amending Section 9.20.460 of the Montclair Municipal Code Related to the Equivalent Dwelling Unit Value [CC] 26

**VIII. CONSENT CALENDAR**

- A. Approval of Minutes
  - 1. Minutes of Regular Council/Agency/Corporation Meeting of March 15, 2004 [CC/RDA/MHC]
- B. Administrative Reports
  - 1. Consider City of Montclair Sponsorship of SB 1404 Establishing a Pilot Program for the Establishment of Multifamily Improvement Districts to Levy Assessments on Residential Rental Properties Within the District to Finance Improvements and Promote Activities Beneficial to Those Properties, Subject to Approval of the Director of Housing and Community Development [CC/RDA] 29
  - 2. Consider Conceptual Approval for Development of a Parking Facility at Freedom Plaza Park [RDA] 39
  - 3. Consider Approval of Parcel Map No. 15723 Located at the Northwest Corner of Central Avenue and Palo Verde Street (Costco) and Authorize Parcel Map No. 15723 to be Recorded by the San Bernardino County Recorder [CC] 42

4. Consider "No Action" on Alcoholic Beverage Permit Application – Catalinas Supermarket [CC]	44
5. Consider Approval of Warrant Register and Payroll Documentation [CC]	45

Page No.

C. Agreements

1. Consider Approval of Agreement No. 04-39-I-56, an Irrevocable Annexation Agreement with Javier Guzman and Guillermina Guzman, for 11194 Monte Vista Avenue [CC]	46
2. Consider Approval of Agreement No. 04-40, an Addendum to Agreement No. 01-102, Between the City of Montclair and the City of Ontario for the Provision of Fire Service Dispatching and Communications Services [CC]	51

3. Consider Award of Contract to Pro Tech Engineering Corporation in the Amount of \$159,800 [CC]

Consider Approval of Agreement No. 04-41 with Pro Tech Engineering Corporation for Construction of the Traffic Signal Interconnect Project [CC]

Consider Authorization of a Construction Contingency of \$40,000 [CC]

Consider Authorization of a \$200,000 Loan from the General Fund to Fund Construction of the Traffic Signal Interconnect Project [CC] 55

4. Consider Declaring Unit No. 60-96 as Surplus [CC]

Consider Approval of Agreement No. 04-42 with Fire Trucks Plus, Inc., for the Consignment and Sale of Fire Department Apparatus [CC]

Consider Authorization to Purchase a 2004 Chevrolet Suburban Emergency Command Vehicle [CC] 57

D. Resolutions – None

**IX. PULLED CONSENT CALENDAR ITEMS**

**X. RESPONSE – None**

**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 the Public Works Committee Meeting of February 19, 2004 | 65 |
| 2. Minutes of the Personnel Committee Meeting of March 15, 2004       | 70 |

Page No.

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

*This evening's meeting will be adjourned in memory of Mrs. Hazel Reeder, a resident of Montclair since 1938, who passed away on Friday, March 19, 2004.*

*Hazel was committed to the idea of preserving the family's homestead as testimony to the importance of the citrus industry to a growing California and the Reeder family's role in that important heritage. Through the efforts of the Reeder family and members of the George C. and Hazel H. Reeder Heritage Foundation, ownership of the Reeder home will soon be preserved as a demonstration museum to be shared by residents and schoolchildren.*

*The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, April 19, 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 April 1, 2004.*