

MINUTES OF THE ADJOURNED JOINT MEETING OF THE MONTCLAIR CITY COUNCIL AND REDEVELOPMENT AGENCY BOARD HELD ON MONDAY, MAY 6, 2002, AT 5:50 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

I. CALL TO ORDER

There being a lack of a quorum, Mayor Pro Tem/Vice Chairman Paulitz called the Committee of the Whole to order at 5:50 p.m.

II. ROLL CALL

Present: Mayor Pro Tem/Vice Chairman Paulitz; Council Member/Director Ruh; City Manager/Executive Director McDougal; Director of Administrative Services Starr; Director of Redevelopment/Public Works Staats; Director of Community Development/Agency Planner Clark; City/Agency Engineer Hudson; City Attorney/Agency Counsel Robbins; City Clerk/Agency Secretary Crawford

Absent: Mayor/Chairman Eaton (excused); Council Member/Director Dutrey (arrived at 5:54 p.m.); Council Member/Director Raft

III. PUBLIC COMMENT - None

IV. COUNCIL/AGENCY WORKSHOP

A. Presentation by Mr. Larry Lazar, KLMB Development, Inc., Regarding Potential Development of Margarita School Site

City Manager/Executive Director McDougal stated he has met several times and had several telephone conversations with KLMB Development, Inc., which is in partnership with the Ontario-Montclair School District (OMSD) for development of the Margarita School site.

Mr. Lawrence Lazar, Vice President, KLMB Development, Inc., assisted by his partners Mr. Todd Kurtin, President, and Mr. George Bustamante, Chief Financial Officer, gave a presentation of a planned-unit development KLMB Development, Inc., is proposing for the Margarita School site.

Council Member/Director Dutrey arrived at 5:54 p.m. and, as a result, a quorum was formed.

Mr. Lazar displayed slides depicting various architectural styles and standards used in KLMB Development housing projects in the cities of Fullerton and Irvine and in south Orange County.

Discussion centered on the age of the developments; range of square footage for the homes, which average a 60 percent lot-to-house floor-coverage ratio; the community-oriented design and architecture of the proposed development; a meeting held with area residents; and preliminary discussions with Planning staff regarding design guidelines for the proposed small-lot development.

Mr. Lazar invited the Council/Agency Board and staff to the following:

1. A tour of **KLMB Development's** 300-acre development community in Fullerton that has won awards from the **American Planning Association**.
2. The **Urban Land Institute's** national meeting in Newport Beach in June, at which the Fullerton development will be featured.

Clarification was made on the City's minimum standards for small-lot developments and on the landscaping to be provided for both a detached and attached development.

Council Member/Director Dutrey expressed his concerns about the small lots proposed and the fact that the highest and best use of the site would be commercial.

City Manager/Executive Director McDougal commented as follows:

1. Concerning the proposed private development, he noted a benefit of private streets is that less land must be dedicated to overall street surface.
2. He advised that the Council/Agency Board would receive a memorandum regarding **KLMB Development's** invitations to its Fullerton development and the **Urban Land Institute's** national meeting, which he would be attending.
3. He clarified **KLMB Development's** exclusive with **OMSD** and pointed out the due diligence the company is conducting to determine interest in its proposal.

Mayor Pro Tem/Vice Chairman Paulitz stated that, in his opinion, a proposal for multiunit attached housing would be unacceptable for the **Margarita School** site and only R-1 or small-lot developments to minimum City standards should be considered. He concurred with Council Member Dutrey's comment that the highest and best use of the site has yet to be determined.

Council Member Ruh discussed **Pasadena's** 60-units-to-the-acre project for which there is a waiting list of interested buyers. He further discussed Ontario's acquisition of the former **Woolverton Volkswagen** commercial site that will be developed into a three-story senior complex.

Mayor Pro Tem/Vice Chairman Paulitz thanked **Mr. Lazar** and his associates for their presentation this evening. He stated he looks forward to touring **KLMB Development's** Fullerton development and advised the **KLMB Development** representatives to work closely with Planning staff on their proposed development.

V. ADJOURNMENT

At 6:37 p.m., Mayor Pro Tem/Vice Chairman Paulitz adjourned the City Council and Redevelopment Agency Board of Directors.

Submitted for City Council/Redevelopment Agency Board approval,

Yvonne L. Smith
Transcribing Secretary