

MINUTES OF THE ADJOURNED JOINT MEETING
OF THE MONTCLAIR CITY COUNCIL AND
REDEVELOPMENT AGENCY BOARD HELD ON
MONDAY, MARCH 3, 2003, AT 5:45 P.M. IN THE
CITY COUNCIL CHAMBERS, 5111 BENITO
STREET, MONTCLAIR, CALIFORNIA

I. CALL TO ORDER

Mayor Pro Tem/Vice Chairman Dutrey called the meeting to order at 5:45 p.m.

II. ROLL CALL

Present: Mayor Pro Tem/Vice Chairman Dutrey; Council Members/Directors Paulitz and 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 Clerk/Agency Secretary Crawford

Absent: Mayor/Chairman Eaton (excused); Council Member/Director Raft (arrived at 6:07 p.m.)

III. PUBLIC COMMENT - None

IV. COUNCIL/AGENCY WORKSHOP

A. Update on New Facilities for Police Department and Senior and Youth Centers

Mr. Randall Stout, President/Principal, Randall Stout Architects, Inc., advised that a site has been identified at the northwest corner of Monte Vista Avenue and Arrow Highway for location of a new free-standing Police facility. He discussed the proposed conversion of the existing Police facility to a youth center and the subsequent exclusive use of the community center for senior programs. He discussed the proposal to construct a covered basketball court to include a north-facing windscreen, lighting, and bleachers.

Mr. Stout reviewed a drawing depicting the campus layout of the proposed youth center, noting the removal of the block wall south of the facility; expansion of the park space north of the putting green; linking of the south parking lot to the northeast corner parking lot; construction of a new parking lot; construction of a new covered basketball court, including a north-facing

windscreen, lighting, and bleachers; installation of connecting sidewalks; and the relocation of the main entrance to the south side of the building.

Mr. Stout reviewed a drawing illustrating the Community Center conversion to a senior center, including major improvements to the food-service area, movable partitions, expansion of the arts and crafts program area; and location of a reception area, office space, two multipurpose rooms, and a game room/multipurpose room with kitchenette. He noted that primary access would be maintained in an east-west direction with the addition of a new entry door.

Mr. Stout reviewed a drawing depicting the remodeled floor plans of the interior of the existing Police facility in its conversion to a youth center.

Mr. Stout reviewed the master site plan illustrating the layout of a new free-standing Police facility located at the proposed site at the northwest corner of Monte Vista Avenue and Arrow Highway, including a secure staff parking zone, landscaping to include fountains and pools, meandering pathways, signage, public amenities, and a public parking lot. He reviewed the ground floor and second floor design plan configurations.

Council Member/Director Raft arrived at 6:07 p.m.

Mr. Stout reviewed a three-dimensional model created to illustrate the proposed two-story building in an effort to help facilitate an understanding of the architecture itself. He pointed out the flat built-up roofs that have a potential 15- to 18-year lifespan and the series of sloping metal roof pieces to assemble atop the flat roofs as a second layer of architecture that offer between a 30- and 50-year life cycle as well as providing overhangs for sun control, thereby lessening long-term energy consumption and improving building efficiency. He discussed further design aspects of the building in relation to the site.

Mr. Stout indicated that his presentation this evening gives a range of choices and that the final report on the site proposed, which would accommodate the new Police facility, including adequate parking, public amenities of park-like areas, and future expansion, if needed, would depend on the final approval of the Council. He advised that the actual building architecture would be refined and/or revised once financing capability for the project has been defined and approved.

Council Member/Director Ruh inquired as follows:

1. What is the proposed use of the southwest quadrant of the existing Police facility?

Mr. Stout advised that the youth center would not require the entire square footage of the existing Police facility and there are pressing needs for file storage and other supplemental use for the area.

Council Member/Director Ruh related that the basketball program organizers are concerned about use of the outdoor court in inclement weather and suggested the southwest quadrant area be converted to an indoor basketball court.

Mr. Stout advised that a structural engineer evaluated the site for such a use and reported that it would have to be rebuilt.

2. Will there still be a Benito Street entrance to the youth center?

Mr. Stout stated the main entrance to the building would be moved to the south side of the building. He indicated the existing entryway to the north is not proposed to be removed and could be used under managed conditions.

Council Member/Director Ruh expressed his opinion that a main entrance facing the street is much more inviting to the public.

Mr. Stout agreed that that would tie into the new urbanist theory, though there would likely be more arrivals to the center by vehicle and the south entrance would be integrated

with the parking area to the south. He advised that the plan could be reconfigured for a north entry.

3. What is the distance from the street to the entrance of the new Police facility?

Mr. Stout answered, "About 170 feet" along the sidewalk, or about a third of a city block.

Council Member/Director Ruh indicated his preference for building front entrances being close to the street. He suggested the building be situated closer to the street.

Mr. Stout advised that a balance needs to be found between distances required for security and the convenience of handicap access. He indicated that further study could be made regarding the positioning of the building in relation to the street with deferral being made to security experts and Police staff.

4. What is the advantage of a two-story design over a one-story design?

Mr. Stout stated that preservation of as much open space for future expansion, parking, site greenery, and so forth was a consideration. He clarified that the two-story design both preserves the site footprint and also maximizes the number of windows.

Council Member/Director Ruh advised that there tends to be a segregated effect among the employees in a two-story building and that one-story buildings allow uniform access.

Mr. Stout indicated that three of the approximately six design schemes presented to the Police Department were single-story schemes and that the combined opinions of his staff and Police Department staff centered on the two-story scheme presented this evening.

5. Where would the dispatch center be located in the proposed design scheme?

Mr. Stout pointed out the dispatch center on the second story at the hub of the circulation zone, which has window view below, a window into the atrium, as well as a borrowed view from the north light.

Noting the stress level inherent in the job, Council Member/Director Ruh agreed that the dispatch center should be on the second story of a two-story building.

Mr. Stout advised that the proposed dispatch center includes the main control room, lockers, alcove, and break room/kitchenette.

Council Member/Director Paulitz requested clarification on the secure parking area at the new Police facility.

Mr. Stout responded that the secure parking entry will be gated and the gate control mechanism will be controllable from vehicles as well as from central monitoring.

Mayor Pro Tem/Vice Chairman Dutrey spoke in support of the design schemes for the proposed youth and senior centers and the proposal for a new covered basketball court and amenities. He stated he would be in favor of a more traditionally designed Police

facility to include a brick façade. He stated that cost would be a major factor in the final decision on the design of the new facility.

Council Member/Director Ruh expressed his concern about the cost of the new facilities in light of the state budget deficit. He expressed his opinion the City needs to be very cautious about the cost for the entire project.

Mr. Stout indicated that the price range of metal panels would be comparable to brick for the exterior walls of the Police facility.

Mayor Pro Tem/Vice Chairman Dutrey congratulated the **Pollichs** on the birth of their child.

V. ADJOURNMENT

At 6:40 p.m., Mayor Pro Tem/Vice Chairman Dutrey adjourned the City Council and Redevelopment Agency Board of Directors.

Submitted for City Council/Redevelopment Agency Board approval,

Yvonne L. Smith
Transcribing Secretary