

MINUTES OF THE ADJOURNED JOINT MEETING OF THE MONTCLAIR CITY COUNCIL AND REDEVELOPMENT AGENCY BOARD HELD ON MONDAY, MAY 3, 2004, AT 5:50 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

I. CALL TO ORDER

Mayor/Chairman Eaton called the meeting to order at 5:50 p.m.

II. ROLL CALL

Present: Mayor/Chairman Eaton; Mayor Pro Tem/Vice Chairman Dutrey; Council Members/Directors Paulitz and Raft; 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 Jackson

Absent: Council Member/Director Ruh (arrived at 5:58 p.m.)

III. PUBLIC COMMENT - None

IV. COUNCIL/AGENCY WORKSHOP

A. Update on North Montclair Downtown Plan

Director of Community Development/Agency Planner Clark introduced City planning services consultant **Mr. Stefanos Polyzoides**, Principal, and **Mr. Alan Loomis**, Project Manager, **Moule & Polyzoides, Architects and Urbanists**.

Mr. Polyzoides, assisted by **Mr. Loomis**, gave a power-point presentation on the work completed to date on the North Montclair Downtown Plan on issues related to reconsideration of land uses and relationships among the various development parcels in the project area between the Montclair Transcenter and the **Montclair Plaza**. Topics covered by **Mr. Polyzoides** include the following:

1. The extensive public-participation process in the five workshops conducted thus far, with attendance at each meeting ranging from 40 to 60 area residents and business owners/operators, with strong discussion centering on what makes a successful town center, including important civic buildings and a mix of building types, sizes, functions, and styles; plazas and squares; small parks; and multiuse, shady, pedestrian-friendly streets with wide sidewalks that incorporate traffic-calming measures.

2. A review of the proposed land-use plan as follows:
 - (a) The high density (20 to 60 units/acre) housing proposed for the site in terms of live-work and work-live units, lofts, apartments, condominiums, row houses, courtyard housing (duplexes, triplexes, quadruplexes), and the concept of housing built over ground-floor stores for security and customer-based expansion purposes as well as for variety and excitement.

Council Member/Director Ruh arrived at 5:58 p.m.

- (b) Parking issues.
- (c) Understanding the retail uses that would best serve the project area.
- (d) The findings of the economic consultant, including the strong forecasts for ongoing job growth and office construction in the areas of finance, insurance, and real estate, and the strong housing demand throughout the western Inland Empire until 2015, with trends of more multifamily as opposed to single-family housing in the region (the 500-unit **College Park**, Upland; and the **Olson Company** project on the west side of the **Claremont** village). The near-term demand for the area is for smaller office uses; local-serving retail, including a full-service grocery; and multifamily housing, with regional retail possible only with the assistance of **Montclair Plaza** owner **General Growth Properties**.
- (e) Strategic development of parcels at the site to be completed in phases, beginning with undeveloped and privately owned land to unoccupied buildings to Redevelopment Agency-owned properties, with housing built first and retail developed over time.
- (f) Parking, the most critical element of the land-use plan, designed using the "park-once" concept.
- (g) Proposed narrowing of Arrow Highway and Fremont Avenue to incorporate wide sidewalks, medians, and street parking to promote pedestrian traffic.

At 6:16 p.m., Mayor Pro Tem/Vice Chairman Dutrey left the dais.

- (h) Design proposals to connect the Montclair Transcenter to the **Montclair Plaza**.

At 6:18 p.m., Mayor Pro Tem/Vice Chairman Dutrey returned to the dais.

- (i) Review of master plan phasing diagram.

Mr. Polyzoides asked that the Council consider endorsing the proposed land-use plan for the North Montclair Downtown Plan.

Mayor/Chairman Eaton thanked **Mr. Polyzoides** and **Mr. Loomis** for their excellent presentation. He noted his attendance at a few of the public workshops and stated he is extremely impressed with **Moule & Polyzoides'** work thus far and with the direction of the proposed plan.

Mayor Pro Tem/Vice Chairman Dutrey expressed his belief in the proposed project in terms of Montclair becoming a destination for commuters and consumers. Noting the reported weakness of retail for this area in view of strong competition from other cities, he asked if there are any guarantees that the retail component of the plan would follow the housing that is proposed to be developed.

Mr. Polyzoides replied that modest retail is proposed and would center on a market that would attract neighborhood-serving retail uses. Noting that larger concentrations of retail would not be suited to the site, he stated that the retail consultant advised that the City should not consider developing retail that would negatively affect **Montclair Plaza** interests. He suggested that the area might accommodate 200,000 square feet of retail if **General Growth Properties** decides to expand northward. He noted **Montclair Plaza** representatives have expressed an interest in expanding southward, which would not be compatible with the City's transit-oriented development objectives.

Council Member Paulitz asked if Fremont Avenue is proposed to be extended northward and would it remain the same width.

Mr. Polyzoides advised that the street is proposed to be extended between the **Montclair Plaza** and the Montclair Transcenter and narrowed a great deal, with the possibility of adding a median and selling the excess width to developers to recoup some money.

Council Member Paulitz expressed his concern that the thoroughfare remain an adequate width. He further expressed his concern that the focus of the proposed project seems to have shifted from mixed use to predominantly high-density residential, which, if not done right and considering the fluctuations of the economy, might prove detrimental.

Mr. Polyzoides reasoned it is realistic to suggest that the concentration of housing proposed would attract attendant neighborhood-serving retail uses in the area of 120,000 square feet. He noted the enormous demand for housing in the region. He reminded the Council that the proposed plan is not fixed but is only a strategy that is driven by the economics of the current condition.

Council Member Ruh applauded the work of **Moule & Polyzoides** in this project, which represents a great vision for the future of the region. He expressed his opinion that the project represents a paradigm shift from the automobile to mass transit and a pedestrian-friendly environment. As such, he stated he does not

see the need for Fremont Avenue to remain at its present width, given the downtown area proposed. He spoke in support of the high-density housing proposed for the site being owner occupied, noting that such housing would serve as a catalyst for retail development to follow. He suggested the retail for the site could include specialty stores geared toward the neighborhood as well as retailers geared toward the community at large, such as specialty bakeries and discount stores. He advised that what makes major metropolitan areas so exciting is the melding together of the shops and customers/residents and that the same concept could be applied to the proposed downtown site. He spoke in full support of the project.

Noting his skepticism of the project when it was first broached four years ago, Mayor Pro Tem Dutrey expressed his opinion that the future of Montclair depends on such a concept in terms of enhancement of the City's image, in stimulating customers' interest in shopping in Montclair, and in attracting future homeowners and property owners. He spoke in overall conceptual support of the proposed plan and encouraged the Council's support.

Council Member Ruh stated he was as big a proponent of the proposed development four years ago as he is today, including the high-density housing that is proposed that would also attract the underserved markets.

It was the consensus of the Council to conceptually approve the North Montclair Downtown Plan.

V. ADJOURNMENT

At 6:36 p.m., Mayor/Chairman Eaton adjourned the City Council and Redevelopment Agency Board of Directors.

Submitted for City Council/Redevelopment Agency Board approval,

Yvonne L. Smith, Transcribing Secretary