

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

January 18, 2005

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 endorse any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS - None

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 Adoption of Resolution No. 05-01, a Resolution of the City of Montclair Redevelopment Agency Approving Agreement No. 05-167, a Disposition and Development Agreement by and between the City of Montclair Redevelopment Agency and the Southern California Housing Development Corporation, Inc., and Making Certain Findings in Connection Therewith [RDA]

Consider Adoption of Resolution No. 05-2561, a Resolution of the City Council of the City of Montclair Consenting to the Approval of Agreement No. 05-167, a Disposition and Development Agreement by and between the City of Montclair

Redevelopment Agency and the Southern California Housing Development Corporation, Inc., and Making Certain Findings in Connection Therewith [CC]

Consider an Appropriation of \$548,000 from the Housing Fund for the Southern California Housing Development Corporation Multiple-Family Project

- B. Consider Adoption of Resolution No. 05-2562 Approving a Conditional Use Permit and Precise Plan of Design to Allow a Multiple-Family Residential Development with a Density Bonus Pursuant to Chapter 11.85 of the Montclair Municipal Code [CC]
- C. Consider Adoption of Resolution No. 05-2563 Approving a Conditional Use Permit and Precise Plan of Design to Allow a Senior Citizen Housing Residential Development with a Density Bonus Pursuant to Chapter 11.85 of the Montclair Municipal Code [CC]

VIII. CONSENT CALENDAR

A. Approval of Minutes

- 1. Minutes of Regular Joint Council/Agency/MHC Meeting of December 20, 2004
- 2. Minutes of Regular Joint Council/Agency/MHC Meeting of January 3, 2005

B. Administrative Reports

- 1. Consider Setting a Public Hearing to Consider Adoption of Resolution No. 05-2564 Approving a Specific Plan Amendment to the Holt Boulevard Specific Plan for a 3.09-Acre Site on the East Side of Mills Avenue between Holt Boulevard and Kingsley Street, Modifying the Land Use Designation from "Business Park" to "R-3/11 DU/AC" (Multiple-Family Residential, Maximum 11 Dwelling Units Per Acre) [CC]

- 2. Consider Setting a Public Hearing to Consider the Following:

Adoption of Resolution No. 05-25?? Approving a General Plan Amendment to the Official Land Use Map for a 7.82-Acre Site on the South Side of Mission Boulevard between Ramona and Monte Vista Avenues, Modifying the Land Use Designation from "General Commercial" to "Low Density Residential" [CC]

Adoption of Ordinance No., 05-8?? Approving a Zone Change to the Montclair Municipal Code from "C-2" (Restricted Commercial) to "R-1 (SL)" (Single-Family Residential Small-Lot Detached Housing Overlay) for 7.82 Acres on the South Side of Mission Boulevard between Ramona and Monte Vista Avenues [CC]

Approval of Tentative Tract Map No. 17315 for a 23-Lot Residential Subdivision at 4691 Mission Boulevard [CC]

3. Consider Acceptance of Grant Deed No. 1621, an Easement for Street Purposes and Use of Sidewalks and Appurtenances [CC]
4. Consider Approval of Parcel Map No. 16465 Located Near the Southwest Corner of Vernon Avenue and Palo Verde Street [CC]

Consider Authorizing Parcel Map No. 16465 to be Recorded by the San Bernardino County Recorder [CC]

5. Consider Authorization to Purchase One 2005 Crown Victoria Marked Police Vehicle from Wondries Ford to Replace the 2004 Crown Victoria Police Vehicle Declared Totaled in a Traffic Collision [CC]

Consider Authorization to Complete Conversion to a Police Vehicle [CC]

6. Consider "No Action" on Alcoholic Beverage Permit Application - Sunshine Market [CC]
7. Consider Receiving and Filing of Treasurer's Report [CC]
8. Consider Approval of Warrant Register and Payroll Documentation [CC]
9. Consider Receiving and Filing of Treasurer's Report [RDA]
10. Consider Approval of Warrant Register [RDA]
11. Consider Receiving and Filing of Treasurer's Report [MHC]
12. Consider Approval of Warrant Register [RDA]

C. Agreements - None

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 Personnel Committee Meeting of January 3, 2005

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

The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, February 7, 2005, 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 January 13, 2005.