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

February 7, 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

A. Introduction of New Employees

B. Presentation by Ms. Bertha Cueller, Health Services Assistant, San Bernardino County Health Department, Related to Safety Awareness

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. 05-2564 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] 6

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B. Consider Adoption of Resolution No. 05-2565 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]

1st Reading - Consider Adoption of Ordinance No. 05-856 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]

Consider Approval of Tentative Tract Map No. 17315 for a 23-Lot Residential Subdivision at 4691 Mission Boulevard [CC] 13

VIII. CONSENT CALENDAR

A. Approval of Minutes

1. Minutes of Regular Joint Council/Agency/MHC Meeting of January 18, 2005 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Setting a Public Hearing to Consider Approval of Tentative Tract Map No. 17207 for a Nine-Lot Residential Subdivision at 9606 Helena Avenue [CC] 33

2. Consider Approval of City of Montclair Statement of Investment Policy for the Year Ending December 31, 2005 [CC] 35

3. Consider Approval of City of Montclair Redevelopment Agency Statement of Investment Policy for the Year Ending December 31, 2005 [RDA] 46

4. Consider Approval of City of Montclair Housing Corporation Statement of Investment Policy for the Year Ending December 31, 2005 [MHC] 57

5. Consider Approval of Recommendations of Metro Gold Line Foothill Extension Construction Authority Draft Project Definition Report [CC] 68

6. Consider Granting an Easement for Waterline Purposes to Monte Vista Water District through Alma Hofman Park [CC] 70

7. Consider Declaring Unclaimed Property in Police Custody as Surplus and Available for Auction [CC] 75

8. Consider "No Action" on Alcoholic Beverage Permit Application – Thai BBQ Restaurant [CC] 80

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9. Consider Approval of Warrant Register and Payroll Documentation [CC] 81

C. Agreements

1. Consider Redevelopment Agency Board of Directors' Approval of Agreement No. 05-09, an Easement Purchase and Sale Agreement between the Redevelopment Agency and Richard C. Hunsaker for the Purchase of an Easement and Designation of a Temporary Construction Easement Necessary for the Ramona Avenue/Union Pacific Railroad Grade Separation Project [RDA]

Consider City Council's Acceptance of an Easement for Street and Related Purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project [RDA] 82

2. Consider Award of Contract to Hardy & Harper, Inc., in the Amount of $126,073.23 [CC]

Consider Approval of Agreement No. 05-10 with Hardy & Harper, Inc., for Construction of the Kingsley and Orchard Streets Rehabilitation Project [CC]

Consider Authorization of a $13,000 Construction Contingency [CC] 110

3. Consider Approval of Agreement No. 05-11 with Inland Empire Utilities Agency for Installation of a Groundwater-Monitoring Well Near the Intersection of Monte Vista Avenue and Richton Street [CC] 112

D. Resolutions

1. Consider Adoption of Resolution No. 05-2566 Authorizing the Destruction of Certain Police Department Records Pursuant to the Established Montclair Police Department Policy for the Retention and Destruction of Records [CC] 116

2. Consider Adoption of Resolution No. 05-2567 Supporting H.R. 728-The ADA Notification Act and AB 2594-Public Accommodations: Persons with Disabilities [CC] 122

3. Consider Adoption of Resolution No. 05-2568 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges [CC] 126

IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE – None

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XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

1. Closed Session Pursuant to Section 54956.8 of the Government Code Regarding Real Property Negotiations

   Property: 9855 Central Avenue

   Negotiating Parties: City of Montclair Redevelopment Agency and Gilbert Trujillo

   Negotiators: Marilyn J. Staats, Director of Redevelopment/Public Works and Christine S. Caldwell, Assistant Director of Redevelopment

   Under Negotiation: Recommendations Regarding Purchase Offer

2. Closed Session Pursuant to Section 54956.8 of the Government Code Regarding Real Property Negotiations

   Property: 10215 Central Avenue (portion of)

   Negotiating Parties: City of Montclair Redevelopment Agency and KHS Construction Co.

   Negotiators: Marilyn J. Staats, Director of Redevelopment/Public Works and Christine S. Caldwell, Assistant Director of Redevelopment

   Under Negotiation: Recommendations Regarding Purchase Offer

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 Real Estate Committee Meeting of January 12, 2005 131

2. Minutes of the Code Enforcement Committee Meeting of January 18, 2005 134

3. Minutes of the Personnel Committee Meeting of January 18, 2005 136

XII. COUNCIL/AGENCY WORKSHOP

A. Midyear Budget Review

(Council/Agency may consider continuing this item to an adjourned joint meeting on Tuesday, February 22, 2005, at 5:45 p.m. in the City Council Chambers).

XIII. 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 Tuesday, February 22, 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 February 3, 2005.