

MINUTES OF THE REGULAR JOINT MEETING OF THE MONTCLAIR CITY COUNCIL AND REDEVELOPMENT AGENCY AND MONTCLAIR HOUSING CORPORATION BOARDS HELD ON TUESDAY, JANUARY 18, 2005, AT 7:00 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 7:00 p.m.

II. INVOCATION

Mayor Pro Tem Dutrey gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Council Member/Director Paulitz led those assembled in the Pledge.

IV. ROLL CALL

Present: Mayor/Chairman Eaton; Mayor Pro Tem/Vice Chairman Dutrey; Council Members/Directors Paulitz, Raft, 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; Deputy City Attorney/Agency Counsel Holdaway; City Clerk/Agency Secretary Jackson

V. PRESENTATIONS - None

VI. PUBLIC COMMENT - None

VII. PUBLIC HEARINGS

- A. **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 Southern California Housing Development Corporation, and Making Certain Findings in Connection Therewith**

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 Southern California Housing Development Corporation, and Making Certain Findings in Connection Therewith

Authorization to Appropriate \$548,000 From the Housing Fund to Finance the Redevelopment Agency's Contribution to the Southern California Housing Development Corporation Multi-family Project

Mayor/Chairman Eaton declared it the time and place set for joint public hearing for the Redevelopment Agency Board to consider adoption of Resolution No. 05-01 related to approval of *Disposition and Development Agreement (DDA) No. 05-167* by and between the City of Montclair Redevelopment Agency and Southern California Housing Development Corporation and for the City Council to consider adoption of Resolution No. 05-2561 consenting to approval of *DDA No. 167* and invited comments from the public.

There being no one in the audience wishing to speak, Mayor/Chairman Eaton closed the joint public hearing and returned the matter to the Redevelopment Agency Board/City Council for its consideration.

Council Member/Director Paulitz inquired as follows:

1. Will this project be taken off the property tax rolls?

City Manager/Executive Director McDougal answered, "Yes."

2. How can a lien be attached to property that is not taxable?

Mr. Alfredo R. Izmajtovich, Director of Acquisitions, Southern California Housing Development Corporation (SCHDC), explained that the lien would be attached to the property itself similar to liens placed by mortgage lenders on defaulted properties. More importantly, the Redevelopment Agency would have foreclosure rights pursuant to the provisions of *DDA No. 05-167* as a security safeguard, he added.

Council Member/Director Paulitz received clarification on the Federal Department of Housing and Urban Development Low-Income Housing Tax Credit (LIHTC) Program, which, through tax credits, offers incentives to private investors with large tax liabilities to invest in affordable housing projects, creating the equity to develop the project.

Noting he was initially against further apartment development in the community, Mayor/Chairman Eaton advised that he changed his mind once he toured some of SCHDC's very attractive and well-managed developments in Southern California. He spoke in support of the item.

Mayor Pro Tem/Vice Chairman Dutrey expressed his enthusiasm for the proposed project to provide opportunities for affordable housing and the revitalization of a large area of the San Antonio Gateway portion of the Holt Boulevard Specific Plan. Noting the Redevelopment Agency has been working on revitalizing that area since the early 1990s, he expressed his hope that the balance of improvements to the area could take place in the near future. He spoke in complete support of the item, particularly as it relates to providing needy families with affordable housing.

Moved by Mayor Pro Tem/Vice Chairman Dutrey and seconded by Council Member/Director Paulitz that the following actions be taken:*

1. That Agency Resolution No. 05-01, entitled "**A Resolution of the City of Montclair Redevelopment Agency Approving Agreement No. 05-167, a Disposition and Development Agreement by and Between the Agency and the Southern California Housing Development Corporation and Making Certain Findings In Connection Therewith,**" be read by number and title only, further reading be waived, and it be declared adopted.
2. That City Resolution No. 05-2561, entitled "**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 Agency and the Southern California Housing Development Corporation and Making Certain Findings In Connection Therewith,**" be read by number and title only, further reading be waived, and it be declared adopted.

Council Member/Director Ruh advised that he has certainly been the biggest advocate of affordable housing on the Council and has emphasized the importance of providing affordable ownership housing to the community. He inquired as follows:

1. What are the household income limits for the proposed family component?

Mr. Izmajtovich responded that pursuant to LIHTC Program guidelines and affordability level scoring system, SCHDC is proposing affordability levels between 30 percent and 60 percent of the median income for San Bernardino County

(currently \$54,300), which would target an annual income range for qualifying households of between \$25,000 and \$35,000. He added that the very reasonable rents for two-bedroom units range between \$314 and \$680 per month.

2. What becomes of the families whose incomes over time exceed the affordability levels?

Mr. Izmajtovich advised that SCHDC's mission is to assist lower-income families to ascend the economic ladder, and the company accomplishes this by assisting its renters to transition into market-rate ownership housing whenever the opportunity presents itself, noting the company maintains a record of those renters assisted in such a manner. He stated that SCHDC offers first-time homebuyer programs through the Cal-FHA Program and also offers down payment savings programs.

Council Member Ruh suggested SCHDC advocate affordable ownership housing that, in his opinion, is seriously lacking in the community and the region. He spoke in full support of the item.

Mr. Izmajtovich reiterated that SCHDC is committed to helping its renters transition to home ownership and would be glad to work with the City/Redevelopment Agency toward achieving that goal.

Council Member/Director Ruh expressed his opinion that wealth is built through property ownership, noting the cities of Bakersfield and Santa Clara are doing much to provide affordable entry-level homes for sale.

Mr. Loren Martens, 4285 Benito Street, Montclair, commended Council Member Paulitz for inquiring about property taxes. He asked if the proposed development would ever become subject to property taxes.

City Manager/Executive Director McDougal responded that it is possible, though so long as the Redevelopment Agency maintains a valid agreement with SCHCD and the state and County allow for the tax credit on property taxes, then the property will continue to be tax-exempt. He stated that if the development ever has a different for-profit ownership interest, then it would become subject to property tax assessments.

Mr. Martens asked if the development could become subject to property tax assessment upon SCHCD's repayment of the 55-year Redevelopment Agency Promissory Note.

City Manager/Executive Director McDougal responded that it certainly is a possibility.

*The Redevelopment Agency Board and City Council unanimously waived the readings of respective Agency Resolution No. 05-01 and City Resolution No. 05-2561.

Agency Resolution No. 05-01 and City Resolution No. 05-2561 were unanimously adopted by the following vote:

AYES: Ruh, Raft, Paulitz, Dutrey, Eaton
NOES: None
ABSTAIN: None
ABSENT: None

B. 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

Mayor Eaton declared it the time and place set for public hearing to 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 at 10410-10450 Pradera Avenue and invited comments from the public.

There being no one in the audience wishing to speak, Mayor Eaton closed the public hearing and returned the matter to the City Council for its consideration.

Council Member Paulitz inquired as follows:

1. Will the apartment buildings be equipped with automatic fire sprinkler systems?

Director of Community Development Clark answered, "Yes."

2. Has the Fire Department reviewed the proposed distance between apartment buildings?

Director of Community Development Clark advised that the distance does meet Fire Department standards. He noted the Development Review Committee has reviewed the sprinkler system plans and that the distance exceeds Uniform Building Code requirements for building separations.

Mayor Eaton noted the required 150 feet between buildings for fire apparatus access has been taken into consideration on the proposed development.

3. Would the perimeter fence be wrought iron?

Director of Community Development Clark answered, "Correct," noting the fence would be composed of masonry columns, pilasters, and wrought iron.

Council Member Paulitz noted he opposes the additional developer incentive of only one guest parking space for every three dwelling units.

Mr. Izmajtovich advised that the 12 parking spaces located outside the security gate would be allocated to guest parking, adding it has been SCHDC's experience that the two uncovered spaces allocated per unit are typically not fully utilized.

Council Member Paulitz received clarification that two uncovered parking spaces would be assigned to each unit.

Council Member Ruh commented as follows:

1. He stated he is glad the units will be restricted to low- and very low-income households for the benefit of lower-income or otherwise qualifying individuals.
2. He noted the project ties into the Governor's proposal related to the need for communities to plan for their population in providing adequate housing for the employees of large retail environments.
3. He expressed his opinion the proposed project provides adequate parking.
4. He noted he opposes the perimeter wrought-iron fencing, which, in his opinion, would stigmatize the residents and give the illusion of a prison-like atmosphere. He otherwise spoke in support of the item.

Mayor Pro Tem Dutrey noted the proposed project incorporates quite a few variances to the City's building standards that would not be granted to a private developer. He indicated the *Disposition and Development Agreement* between the Redevelopment Agency and nonprofit developer SCHDC contains enough safeguards to ensure the quality of the product and the effective management and maintenance of the apartment units. In return, the City through the Density Bonus Ordinance can provide additional incentives for the developer to be able to meet its financial goals. He noted the aesthetics of the proposed apartment buildings, which are very upscale in appearance and do not resemble affordable housing units.

Council Member Ruh asked if preference would be given to residents or those who work in Montclair in the rental of the units.

Mr. Izmajtovich advised that such preference is not allowed under fair housing laws, though typically the local community first becomes aware of the project. He noted the units could be rented on either a first-come, first-served basis based on qualifications or by random lottery. He noted the first-come, first-served method is normally used because the majority of applicants are from the local community. He expressed his opinion the units will significantly serve Montclair residents.

Moved by Council Member Ruh and seconded by Council Member Raft to approve Case No. 2004-56, including the following actions:*

1. Based on evidence submitted, find that there will be no significant impact on the environment as a result of construction of the proposed 75-unit multifamily residential project and that a *DeMinimis* finding of no impact on fish and wildlife and Negative Declaration have been prepared.
2. Grant a Conditional Use Permit allowing a multifamily residential development in excess of three acres and buildings in excess of two stories in the "R-3/11 DU/AC" land-use district of the Holt Boulevard Specific Plan at 10410-10450 Pradera Avenue by adopting Resolution No. 05-2562 subject to making the four required findings and subject to the 47 conditions of approval contained in the agenda report on this item.
3. Approve the Precise Plan of Design request for the site plan, floor plans, elevations, conceptual landscape plan, colors, and materials associated with the proposed 75-unit multifamily residential development at 10410-10450 Pradera Avenue and associated on- and off-site improvements pursuant to the submitted plans and as described in the agenda report by adopting Resolution No. 05-2562 subject to the 47 conditions of approval contained in the agenda report on this item.
4. That Resolution No. 05-2562, entitled "**A Resolution of the City Council of the City of Montclair Approving a Conditional Use Permit and Precise Plan of Design to Allow a Multifamily Residential Development in Excess of Three Acres and Buildings in Excess of Two Stories in Height in the 'R-3/11 DU/AC' Land-Use District of the Holt Boulevard Specific Plan at 10410-10450 Pradera Avenue,**" be read by number and title only, further reading be waived, and it be declared adopted.

Council Member Paulitz noted he has been the biggest critic of apartment development in Montclair because of the City's history of devoting an inordinate amount of time and resources to combat blight and crime in multifamily neighborhoods. He noted it is with some reluctance that he supports the item.

Mayor Eaton noted that though he previously shared some of Council Member Paulitz's feelings about apartment buildings, his reluctance is now gone.

*The City Council unanimously waived the reading of the Resolution.

Resolution No. 05-2562 was unanimously adopted and associated Case No. 2004-56 actions were unanimously approved by the following vote:

AYES: Ruh, Raft, Paulitz, Dutrey, Eaton
NOES: None
ABSTAIN: None
ABSENT: None

C. Adoption of Resolution No. 05-2563 Approving a Conditional Use Permit and Precise Plan of Design to Allow a Senior Housing Development With a Density Bonus Pursuant to Chapter 11.85 of the Montclair Municipal Code

Mayor Eaton declared it the time and place set for public hearing to consider adoption of Resolution No. 05-2563 approving a Conditional Use Permit and Precise Plan of Design to allow a senior housing development with a density bonus pursuant to Chapter 11.85 of the Montclair Municipal Code at 10371-10375 Mills Avenue and invited comments from the public.

There being no one in the audience wishing to speak, Mayor Eaton closed the public hearing and returned the matter to the City Council for its consideration.

Mayor Eaton asked the configuration for elevators in the proposed development.

Director of Community Development/Agency Planner Clark responded that there is one elevator per building.

Noting her reluctance with regard to apartment development in Montclair, Council Member Raft spoke in support of this and the multifamily housing project just approved, expressing her opinion that both projects will be very nice additions to Montclair.

Mr. Izmajtovich thanked Council Member Raft for her support.

Council Member Paulitz noted past issues regarding the Heritage Park senior apartments related to the property owners' proposal to convert the complex to an assisted-living facility with added amenities that would be charged to the residents. He asked if the proposed project could become subject to such a conversion.

Mr. Izmajtovich advised that it is the mission of Southern California Housing Development Corporation (SCHDC) to provide long-term high-quality affordable housing, emphasizing that the company is restricting its rental amounts for at least the 55-year term of its loan through the Redevelopment Agency with no plans to ever sell the project.

Council Member Paulitz asked if nursing or shopping services would be provided.

Mr. Izmajtovich responded that transportation services would be provided.

Council Member Ruh questioned the City's condition of approval requiring the applicant to pay all required Ontario-Montclair School District and Chaffey Joint Union High School District fees for the proposed senior project.

Mr. Izmajtovich advised that historically school districts have charged senior housing projects an industrial/commercial rate as opposed to a family rate for school fees, though it depends on the school district.

Council Member Ruh asked if consideration would be given to a current resident of a senior complex who is interested in renting one of the units.

Mr. Izmajtovich responded that anyone interested could apply to rent one of the units, noting applicants would be screened for income qualifications, credit, and good tenant history.

Moved by Council Member Ruh and seconded by Council Member Raft to approve Case No. 2004-57, including the following actions:*

1. Based on evidence submitted, find that there will be no significant impact on the environment as a result of construction of the proposed 100-unit senior housing project and that a *DeMinimis* finding of no impact on fish and wildlife and Negative Declaration have been prepared.
2. Grant a Conditional Use Permit allowing a senior citizen housing development and buildings in excess of two stories at 10371-10375 Mills Avenue by adopting Resolution

No. 05-2563 subject to making the four required findings and subject to the 47 conditions of approval contained in the agenda report on this item.

3. Approve the Precise Plan of Design request for the site plan, floor plans, elevations, conceptual landscape plan, colors, and materials associated with the proposed 100-unit senior housing development at 10371-10375 Mills Avenue and associated on- and off-site improvements pursuant to the submitted plans and as described in the agenda report by adopting Resolution No. 05-2563 subject to the 47 conditions of approval contained in the agenda report on this item.
4. That Resolution No. 05-2563, entitled "**A Resolution of the City Council of the City of Montclair Approving a Conditional Use Permit and Precise Plan of Design to Allow a Senior Housing Development in Excess of Two Stories in Height in the 'R-3/11 DU/AC' Land-Use District of the Holt Boulevard Specific Plan at 10371-10375 Mills Avenue,**" be read by number and title only, further reading be waived, and it be declared adopted.

Mayor Pro Tem Dutrey inquired as follows:

1. When would another application for federal funding be made should the initial application not be approved?

Mr. Izmajtovich advised that SCHDC would reapply next year, though the company is hoping to be successful on its initial application.

2. What other sources of funding are available to finance the project?

Mr. Izmajtovich responded that SCHDC is exploring financing through the Home Investment and Partnership (HOME) Act housing program through the County of San Bernardino HOME Consortium program.

Mayor Pro Tem Dutrey noted he would be pleased to live in one of the units when he retires.

*The City Council unanimously waived the reading of the Resolution.

Resolution No. 05-2563 was unanimously adopted and Case No. 2004-57 actions were unanimously approved by the following vote:

AYES: Ruh, Raft, Paulitz, Dutrey, Eaton
NOES: None
ABSTAIN: None
ABSENT: None

VIII. CONSENT CALENDAR

Moved by Mayor Pro Tem/Vice Chairman Dutrey, seconded by Council Member/Director Raft, and carried unanimously to approve the following Consent Items as presented:

A. Approval of Minutes

1. Minutes of Regular Joint Council/Agency/MHC Meeting of December 20, 2004

The City Council and Redevelopment Agency and Montclair Housing Corporation Boards approved the minutes of the Regular Joint City Council/Redevelopment Agency Board/Montclair Housing Corporation Board meeting of December 20, 2004.

2. Minutes of Regular Joint Council/Agency/MHC Meeting of January 3, 2005

The City Council and Redevelopment Agency and Montclair Housing Corporation Boards approved the minutes of the Regular Joint City Council/Redevelopment Agency Board/Montclair Housing Corporation Board meeting of January 3, 2005.

B. Administrative Reports

1. Setting a Public Hearing to Consider 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)

The City Council set a public hearing for Monday, February 7, 2005, at 7:00 p.m. in the City Council Chambers 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).

2. Setting a Public Hearing to Consider the Following:

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"

Adoption of Ordinance No. 05-856 Approving a Zone Change to the Montclair Municipal Code from "C-2" (Restricted Commercial) "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

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

The City Council set a public hearing for Monday, February 7, 2005, at 7:00 p.m. in the City Council Chambers to consider the following:

- (a) 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."
- (b) 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.
- (c) Approval of Tentative Tract Map No. 17315 for a 23-lot residential subdivision at 4691 Mission Boulevard.

3. Acceptance of Grant Deed No. 1621, an Easement for Street Purposes and Use of Sidewalks and Appurtenances

The City Council accepted Grant Deed No. 1621, an easement for additional right-of-way at the southwest corner of

San Bernardino Street for street purposes and use of sidewalks and appurtenances.

4. Approval of Parcel Map No. 16465 Located Near the Southwest Corner of Vernon Avenue and Palo Verde Street

Authorization for Parcel Map No. 16465 to be Recorded by the Office of the San Bernardino County Recorder

The City Council took the following actions:

- (a) Approved Parcel Map No. 16465 for a property split at the southwest corner of Vernon Avenue and Palo Verde Street for construction of two houses to replace a home that burned to the ground.
- (b) Authorized Parcel Map No. 16465 to be recorded by the Office of the San Bernardino County Recorder.

5. Authorization to Purchase One 2005 Crown Victoria Marked Police Vehicle From Wondries Ford

Authorization for ComSerCo to Convert One 2005 Crown Victoria to a Police Vehicle

The City Council authorized the following actions:

- (a) Purchase of one 2005 Crown Victoria marked Police vehicle from Wondries Ford.
- (b) Conversion of the new 2005 Crown Victoria by ComSerCo to a Police vehicle.

6. "No Action" on Alcoholic Beverage Permit Application – Sunshine Market

The City Council voted "No action" on the "Off-Sale Beer and Wine" license application of BYO Inc. for Sunshine Market, 10295 Mills Avenue, Montclair, California.

7. Receiving and Filing of City Treasurer's Report

The City Council received and filed the City Treasurer's Report for the month ending December 31, 2004.

8. Approval of City Warrant Register and Payroll Documentation

The City Council approved the Warrant Register dated January 18, 2005, totaling \$1,151,714.02 and the Payroll Documentation dated December 12, 2004, amounting to

\$648,689.14, with \$439,852.84 being the total cash disbursement.

9. Receiving and Filing of Agency Treasurer's Report

The Redevelopment Agency Board received and filed the Redevelopment Agency Treasurer's Report for the month ending December 31, 2004.

10. Approval of Agency Warrant Register

The Redevelopment Agency Board approved the Redevelopment Agency Warrant Register dated 12/01/2004-12/31/2004 in the amounts of \$3,084.49 for Project I; \$259.79 for Project II; \$56,470.31 for Project III; \$6,613.63 for Project IV; and \$69,709.64 for Project V.

11. Receiving and Filing of Montclair Housing Corporation Treasurer's Report

The Montclair Housing Corporation (MHC) Board received and filed the MHC Treasurer's Report for the month ending December 31, 2004.

12. Approval of MHC Warrant Register

The MHC Board approved the MHC Warrant Register dated 12/01/2004-12/31/2004 in the amount of \$21,634.41.

C. Agreements - None

D. Resolutions - None

IX. PULLED CONSENT CALENDAR ITEMS - None

X. RESPONSE - None

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel - No comments

B. City Manager/Executive Director - No comments

C. Mayor/Chairman

1. Mayor/Chairman Eaton commented as follows:

(a) He noted his attendance at the ribbon cutting for the first **Pomona Valley Habitat for Humanity** home in Montclair on Saturday, January 15, 2005, at which

Mrs. Rosa Penado received the keys to her new home at 10327 Fremont Avenue.

- (b) He noted the passing on Wednesday, January 12, 2005, of **Koopman Brothers Furniture** store co-owner **Mr. Andrew Koopman**. He added that services celebrating **Mr. Koopman's** life were held today in Bellflower.

D. City Council/Agency Board

1. Council Member/Director Paulitz also noted his attendance at the well-attended ribbon cutting for the new **Pomona Valley Habitat for Humanity** home in Montclair. He noted he observed various stages of construction of the very well built home. He thanked the Montclair Police Officers Association and Montclair Fire Fighters Association for their financial and labor contributions to the project.
2. Council Member/Director Raft also noted she observed the construction of the new **Pomona Valley Habitat for Humanity** home in Montclair. She noted her intent to attend the ribbon-cutting ceremony but unfortunately had a prior engagement.
3. Mayor Pro Tem/Vice Chairman Dutrey commented as follows:
 - (a) He also noted his intention to attend the Saturday ribbon cutting for the new **Pomona Valley Habitat for Humanity** home in Montclair. He noted he is happy with the successful completion of the project and for the family that was given the opportunity to buy the home. He thanked all the companies and organizations that donated money, labor, and materials to the project.
 - (b) He complimented the **City of Rancho Cucamonga** and the developer of the beautiful **Victoria Gardens** shopping center. He expressed his conviction that **General Growth Properties, Inc.**, will do what it can to continue to make the **Montclair Plaza** an attractive shopping experience for the region.
 - (c) He noted he has received several complaints from residents about vehicles marked "for sale" being parked on Ramona Avenue between Mission and Phillips Boulevards. He requested the Public Works Committee review the possibility of restricting parking on that portion of Ramona Avenue.

4. Council Member/Director Ruh commented as follows:
- (a) He also noted his attendance at the ribbon cutting on Saturday for the new **Pomona Valley Habitat for Humanity** home in Montclair. He noted the **Penado** family is very appreciative of being given the opportunity to buy the home.
 - (b) He noted his participation in the inspiring **3rd Annual Chaffey College Foundation Telethon** that took place Friday, January 7, 2005, through Sunday, January 9, 2005, which was successful in raising \$205,048. He advised that the proceeds would fund more than a hundred \$500 scholarships. He expressed his appreciation of the community's tremendous support.
 - (c) He noted the commemoration yesterday of the birthday of civil rights leader the **Reverend Dr. Martin Luther King, Jr.** He spoke of the work and messages of **Dr. King** who fought the *status quo* to advocate non-violent change for the acceptance of all minorities.

E. Committee Meeting Minutes

1. Minutes of Personnel Committee Meeting of January 3, 2005

The City Council received and filed the Personnel Committee meeting minutes of January 3, 2005, for informational purposes.

XII. ADJOURNMENT OF CITY COUNCIL AND REDEVELOPMENT AGENCY AND MONTCLAIR HOUSING CORPORATION BOARDS OF DIRECTORS

At 8:07 p.m., Mayor/Chairman Eaton adjourned the City Council and Redevelopment Agency and Montclair Housing Corporation Boards of Directors.

Submitted for City Council/Redevelopment Agency Board/Montclair Housing Corporation Board approval,

Yvonne L. Smith
Recording Secretary