

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 22, 2005

7:00 p.m.

Page No.

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 endorses any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS

A. Introduction of New Employee

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 Projects and Prioritization of Funding for the Fiscal Year 2005-06 Community Development Block Grant Program [CC] | 7 |
| B. Consider Approval of Tentative Tract Map No. 17207 for a Nine-Lot Residential Subdivision at 9606 Helena Avenue [CC] | 15 |
| C. Second 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] | 24 |

VIII. CONSENT CALENDAR

A. Approval of Minutes

1. Minutes of Regular Joint Council/Agency/MHC Meeting of February 7, 2005 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Setting a Public Hearing to Consider the Following:

Ordinance No. 05-858, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. I [RDA]

Ordinance No. 05-859, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. III [RDA]

Ordinance No. 05-860, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. IV [RDA]

Ordinance No. 05-861, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for City of Montclair Redevelopment Project Area No. V [RDA]

29

2. Consider Setting a Public Hearing Regarding Agreement No. 05-15, a Lease Agreement by and between the City of Montclair Redevelopment Agency and Ontario Nissan, Inc., Concerning a Portion of Freedom Plaza Park [RDA]

43

3. Consider Acceptance of the Housing Improvement Task Force *Action Plan 2005* and Authorize Staff to Pursue Recommendations Described Therein [RDA]

45

4. Consider Approval of Parcel Merger No. 2005-1 for Two Parcels Located at 9385 Monte Vista Avenue at the Montclair Plaza [CC]

47

5. Consider Authorization to Purchase Motorola Emergency Radio Communications Equipment from Comserco, Inc. [CC]

Consider an Appropriation of \$23,116.60 from the Contingency Account for the Purchase of Motorola Emergency Radio Communications Equipment [CC]

53

6. Consider Declaring the 1985 JCB Backhoe (ID No. 315983) as Surplus and that it be Used as a Trade-in Toward Acquisition of One Case 580 M Backhoe from D3 Equipment Company, Fontana [CC]

55

7. Consider Approval of Filing of a Notice of Completion for Construction of Traffic Signal Modifications at Holt Boulevard and Vernon Avenue; Reduction of Faithful

Performance Bond to 10 Percent; and Retention of Payment Bond for Six Months [CC]

57
Page No.

8.	Consider "No Action" on Alcoholic Beverage Permit Application – Fiesta Mexicana Restaurant [CC]	59
9.	Consider "No Action" on Alcoholic Beverage Permit Application – Foothill Sizzlers Enterprises [CC]	60
10.	Consider "No Action" on Alcoholic Beverage Permit Application – Foxy's Sports Bar [CC]	61
11.	Consider "No Action" on Alcoholic Beverage Permit Application – La Jarocha Bar [CC]	62
12.	Consider "No Action" on Alcoholic Beverage Permit Application – Three Anas Mexican Restaurant [CC]	63
13.	Consider Receiving and Filing of Treasurer's Report [CC]	64
14.	Consider Warrant Register and Payroll Documentation [CC]	65
15.	Consider Receiving and Filing of Treasurer's Report [RDA]	66
16.	Consider Approval of Warrant Register [RDA]	67
17.	Consider Receiving and Filing of Treasurer's Report [MHC]	68
18.	Consider Approval of Warrant Register [MHC]	69
 C. Agreements		
1.	Consider Approval of Agreement No. 05-12 with Mt. San Antonio College Exercise Science and Wellness Center to Provide a Comprehensive Fitness Program for the Fire Department [CC]	70
2.	Consider Award of Contract to Econolite Traffic Engineering and Maintenance, Inc., in the Amount of \$21,720 [CC]	
	Consider Approval of Agreement No. 05-14 with Econolite Traffic Engineering and Maintenance, Inc., for Construction of the Pedestrian Signal Head Replacement Project [CC]	
	Consider Authorization of a \$2,500 Construction Contingency [CC]	78
3.	Consider Redevelopment Agency Board of Directors' Approval of Agreement Nos. 05-16 through 05-22, Rehabilitation Grant Agreements by and between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program Participants [RDA]	80
4.	Consider City Council Approval of Agreement No. 05-23 with David Evans and Associates for Design of Neighborhood Landscape Improvement Plans for Foundation Area 11 [CC]	
	Consider Authorization of a \$7,500 Design Contingency [CC]	90

- 5. Consider Redevelopment Agency Board of Directors' Approval of Agreement No. 05-24 with R. Richard Fleener for Planning Services [RDA] 115
- 6. Consider Approval of Agreement No. 05-25-I-62, an Irrevocable Annexation Agreement with Tony Tang and Betty Yu Tang, for 5511 Mission Boulevard [CC] 128

Page No.

D. Resolutions

- 1. Consider Adoption of Resolution No. 05-2569 Rescinding Resolution No. 04-2543 Designating Restricted Parking on Public Streets and Alleys [CC] 134
- 2. Consider Adoption of Resolution No. 05-2570 Determining the Amount of Property Tax Revenue to be Exchanged between the County of San Bernardino and the City of Montclair Resulting from the Jurisdictional Change Described in Local Agency Formation Commission 2980 (Annexation No. 25) [CC] 163

IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE - None

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

- 1. 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 June Morrison

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: Assessor's Parcel No. Address

1012-061-01	4433 Holt Boulevard, Montclair
Negotiating Parties: Agency and Richard C. Hunsaker, Trustee for Hunsaker Family Trust 12/30/81	
1012-062-11	10606-08 Ramona Avenue, Montclair
1012-062-13	4461 Brooks Street, Montclair
1012-062-14	10634-44 Ramona Avenue, Montclair

Property:	<u>Assessor's Parcel No.</u>	<u>Address</u>
	1012-062-15	10654 Ramona Avenue, Montclair Negotiating Parties: Agency and Ramona Industrial Center-Cornelius and Wilhelmina Van Dam Family Limited Partnership
	1012-151-27 1012-151-28	10611 Ramona Avenue, Montclair S/S Brooks St. E/O Ramona Avenue Negotiating Parties: Agency and Jafam Corporation
	1012-141-05	10807 Ramona Avenue, Montclair Negotiating Parties: Agency and Richard K. Stensgaard
	1012-141-07 1012-141-08 1012-141-09	4563 State Street, Montclair Negotiating Parties: Agency and Heirs of Hampton F. and Claire E. Tedder
	1012-072-09	10635 Ramona Avenue, Montclair Negotiating Parties: Agency and per Kvalheim Trust and Gry Kvalheim Trust

Negotiators: Marilyn J. Staats, Director of Redevelopment and Public Works and Michael C. Hudson, City Engineer

Under Negotiation: Status Report and Recommendations Regarding Acquisition of Easements on Subject Properties in Conjunction with Ramona Avenue/Union Pacific Grade Separation Project

- 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 February 7, 2005

XII. COUNCIL/AGENCY WORKSHOP

- A. Update on New Police Facility

(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, March 7, 2005, at 5:45 p.m. in the City Council Chambers).

XIII. ADJOURNMENT OF CITY COUNCIL AND MONTCLAIR HOUSING CORPORATION BOARD OF DIRECTORS

(At this time, the Redevelopment Board of Directors will meet in Closed Session regarding real property negotiations).

Page No.

XIV. CLOSED SESSION ANNOUNCEMENTS

XV. ADJOURNMENT OF REDEVELOPMENT AGENCY BOARD OF DIRECTORS

The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, March 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 February 17, 2005.