

MINUTES OF THE ADJOURNED JOINT MEETING OF THE MONTCLAIR CITY COUNCIL AND REDEVELOPMENT AGENCY BOARD HELD ON MONDAY, NOVEMBER 7, 2005, AT 5:49 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

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I. CALL TO ORDER

Mayor/Chairman Eaton called the meeting to order at 5:49 p.m.

II. ROLL CALL

Present: Mayor/Chairman Eaton; Council Member/Director Paulitz and Ruh; City Manager/Executive Director McDougal; Director of Redevelopment/Public Works Staats; Director of Administrative Services Starr; Director of Community Development/Agency Planner Clark; City/Agency Engineer Hudson; City Clerk/Agency Secretary Jackson

Absent: Council Member/Director Raft (arrived at 5:58 p.m.); Mayor Pro Tem/Vice Chairman Dutrey (arrived at 6:25 p.m.)

III. PUBLIC COMMENT - None

IV. CITY COUNCIL/REDEVELOPMENT AGENCY WORKSHOP

A. Update on North Montclair Downtown Plan

Director of Community Development/Agency Planner Clark noted the City Council has been provided with a copy of the Draft North Montclair Downtown Specific Plan. He advised that the Plan is approximately 90 percent completed and should be available for Council consideration in spring 2006. He introduced **Mr. Alan A. Loomis**, Urban Designer/Project Manager, **Moule & Polyzoides Architects and Urbanists**.

**Mr. Loomis** reviewed the form-based development code of the North Montclair Downtown Plan that would regulate private development. He noted that in contrast to conventional zoning that divides land by uses, the North Montclair Development Code is organized by geography of place and provides regulations for the following three unique places: the Town Center, the Corridor Residential, and the Neighborhood Residential, with an emphasis on the design of individual buildings directed to form the public realm.

At 5:58 p.m., Council Member/Director Raft arrived at the meeting.

Director of Community Development/Agency Planner Clark noted that in addition to the City's usual plan-review process, a consultant would be retained to check the final draft of the plan for conformance to the design standards. He added that the Council would give final design approval of the final version of the North Montclair Downtown Specific Plan.

**Mr. Loomis** reviewed parking design standards for the park-once pedestrian-oriented relatively compact but rich mixed-use environment proposed in the plan. He noted the following three key recommendations:

1. Formation of a transportation improvement district to manage retail and commuter parking including determining

parking rates, collecting fees, and managing street improvements.

2. Formation of a residential parking permit district for restricted parking on residential streets unless one resides on that street.
3. Encourage developers to unbundle the parking costs of multifamily residential projects.

Council Member/Director Paulitz asked if a traditional train depot would someday be built at the Montclair Transcenter.

Director of Community Development/Agency Planner Clark answered, "Yes," noting the plan indicates that **Metrolink** proposes to build an underground passageway with a drop-off location accessible from Arrow Highway.

Council Member/Director Paulitz noted the importance of including a train station in the plan. He further noted the importance of including adequate parking in the plan for residential and commercial/retail uses, suggesting that two parking spaces per residential unit be specified. He asked if the form-based development code is more detailed than conventional zoning laws.

At 6:25 p.m., Mayor Pro Tem/Vice Chairman Dutrey arrived at the meeting.

**Mr. Loomis** answered, "It would be more detailed," noting the intention is the architectural typology, building types, architectural styles, and frontage types provide more detail than conventional zoning allows or generally delivers.

Council Member/Director Paulitz commented as follows:

1. He advised that public investment in the site is going to have to be made in some areas before private investment/development can commence, such as extending Fremont Avenue through to the Montclair Transcenter and construction of the public infrastructure.
2. He suggested a median be constructed along Fremont Avenue as a traffic-calming device rather than narrowing the width of the street.
3. He stated that the first development at the site would have to be the best to set the pattern for future development project.

Council Member/Director Ruh commented as follows:

1. He concurred with the use of the form-based development code for the site, noting it benefits a community by allowing different types of uses.
2. He concurred with the parking standards proposed in the plan, though he expressed his concern about charging for transit parking, noting that doing so might discourage such use, and about setting a two-hour parking limit.

Council Member/Director Ruh asked if extending Fremont Avenue to the Montclair Transcenter is a new addition to the plan.

Director of Community Development/Agency Planner Clark answered "No," advising that Fremont Avenue would not extend beyond Arrow Highway, though a loop street would extend around the station.

Council Member/Director Ruh noted the need to ensure that the

developments proposed for the site are pedestrian-friendly to encourage a walking environment/lifestyle. He expressed his support of the plan, though he spoke in favor of increasing density much higher than what is proposed.

Mayor Pro Tem/Vice Chairman Dutrey commented as follows:

1. He apologized for arriving late to the meeting, noting he experienced traffic gridlock between Rialto and Montclair.
2. He noted the flexibility of a form-based development code.
3. He emphasized that the North Montclair Downtown Specific Plan is a long-term planning tool and, as such, requires that the first few projects be done right to reflect the City's vision for the site.
4. He noted the importance of providing adequate residential parking initially; later, when the site becomes more of a destination, it is hoped funding would be available to build parking structures. He added that parking demands would shift as the site becomes more developed.

Council Member/Director Ruh suggested that residential, retail, and commercial square-foot development costs and lease amounts be competitively priced to ensure success.

Mayor/Chairman Eaton noted he is very pleased with how the North Montclair Downtown Specific Plan is unfolding. He concurred with comments made this evening about development projects at the site being done the right way. He expressed his agreement with the density proposed in the plan.

Mayor Pro Tem/Vice Chairman Dutrey asked when the final draft of the North Montclair Downtown Specific Plan would be presented to the Council.

Director of Community Development/Agency Planner Clark advised that it would be returned to the Council in spring 2006.

Mayor/Chairman Eaton thanked **Mr. Loomis** for his comprehensive update report.

## V. ADJOURNMENT

At 6:34 p.m., Mayor/Chairman Eaton adjourned the City Council and Redevelopment Agency Board of Directors.

Submitted for City Council/Redevelopment Agency Board approval,

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Yvonne L. Smith  
Transcribing Secretary