

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

March 20, 2006

7:00 p.m.

As a courtesy, please silence your cell phones, pagers, and other electronic devices while the meeting is in session. Thank you.

The CC/RDA/MHC meetings are now available in audio format on the City's website at www.ci.montclair.ca.us and can be accessed the day following the meeting after 10:00 a.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 endorse any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS

A. Presentation of "Volunteer of the Year" Award

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. Second Reading - Consider Adoption of Ordinance No. 06-883 Establishing Prezone Designations for Approximately 370 Acres Within the City's Sphere of Influence [CC]

- B. Second Reading - Consider Adoption of Ordinance No. 06-875, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for the City of Montclair Redevelopment Project Area No. I (Educational Revenue Augmentation Fund Fiscal Year 2004-05) [CC]

Consider Adoption of Ordinance No. 06-876, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for the City of Montclair Redevelopment Project Area No. III (Educational Revenue Augmentation Fund Fiscal Year 2004-05) [CC]

Consider Adoption of Ordinance No. 06-877, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for the City of Montclair Redevelopment Project Area No. IV (Educational Revenue Augmentation Fund Fiscal Year 2004-05) [CC]

Consider Adoption of Ordinance No. 06-878, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for the City of Montclair Redevelopment Project Area No. V (Educational Revenue Augmentation Fund Fiscal Year 2004-05) [CC]

15

- C. Second Reading - Consider Adoption of Ordinance No. 06-879, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for the City of Montclair Redevelopment Project Area No. I (Educational Revenue Augmentation Fund Fiscal Year 2005-06) [CC]

Consider Adoption of Ordinance No. 06-880, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for the City of Montclair Redevelopment Project Area No. III (Educational Revenue Augmentation Fund Fiscal Year 2005-06) [CC]

Consider Adoption of Ordinance No. 06-881, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for the City of Montclair Redevelopment Project Area No. IV (Educational Revenue Augmentation Fund Fiscal Year 2005-06) [CC]

Consider Adoption of Ordinance No. 06-882, an Ordinance of the City Council of the City of Montclair Extending the Time Limits with Respect to the Redevelopment Plan for the City of Montclair Redevelopment Project Area No. V (Educational Revenue Augmentation Fund Fiscal Year 2005-06) [CC]

33

VIII. CONSENT CALENDAR

- A. Approval of Minutes
 - 1. Minutes of Adjourned Joint Council/Agency Meeting of March 6, 2006 [CC/RDA]
 - 2. Minutes of Regular Joint Council/Agency/MHC Meeting of March 6, 2006 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Receiving and Filing of Treasurer's Report [CC] 52
2. Consider Approval of Warrant Register and Payroll Documentation [CC] 53
3. Consider Receiving and Filing of Treasurer's Report [RDA] 54
4. Consider Approval of Warrant Register [RDA] 55
5. Consider Receiving and Filing of Treasurer's Report [MHC] 56
6. Consider Approval of Warrant Register [MHC] 57
7. Consider Setting a Public Hearing to Consider Resolution No. 06-2627 Approving a General Plan Amendment to the Official Land Use Map for Approximately 110.50 Acres Within the Boundary of the North Montclair Downtown Specific Plan, Modifying the Land Use Designations from "Low-Density Residential," "Business Park," "Public/Quasi-Public," "General Commercial," and "Regional Commercial" to "Planned Development" [CC] 58
8. Consider Setting a Public Hearing to Consider Approval of Tentative Parcel Map No. 17354 for a Two-Lot Residential Subdivision at 10410-10450 Pradera Avenue and 10371-10375 Mills Avenue [CC] 63
9. Consider Setting a Public Hearing to Consider Approval of Tentative Parcel Map No 17667 for a Two-Lot Subdivision on the West Side of Monte Vista Avenue at Richton Street [CC] 65
10. Consider Setting a Public Hearing to Consider Ordinance No. 06-884 Amending Section 9.20.460 of the Montclair Municipal Code Related to the Equivalent Dwelling Unit Value [CC] 67
11. Consider Authorization to Advertise for Bid Proposals for the Traffic Signal Maintenance Contract [CC] 70

C. Agreements

1. Consider Approval of Agreement No. 06-30-I-71, an Irrevocable Annexation Agreement with Adalberto Oropeza for 11025 Roswell Avenue [CC] 71
2. Consider Approval of Agreement No. 06-32 with Ontario-Montclair School District to Provide the Por La Vida Parent-Education Program [CC] 76
3. Consider Approval of Agreement No. 06-34, an Agreement by and between the City of Montclair Redevelopment Agency and Southern California Association of Governments for Consultant Services [RDA]

Consider Adoption of Resolution No. 06-01, a Resolution of the City of Montclair Redevelopment Agency in Support of

4. Consider Redevelopment Agency Board of Directors' Approval of Agreement Nos. 06-35 through 06-38, Rehabilitation Grant Agreements by and between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program Participants [RDA] 98
5. Consider Approval of Agreement No. 06-39-I-72, an Irrevocable Annexation Agreement with Grand Avenue Estates, LLC, for 4109 Grand Avenue (Tract No. 17509) [CC] 105

D. Resolutions - None

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

Negotiating Parties: City of Montclair Redevelopment Agency and June Morrison

Negotiators: Marilyn J. Staats, Director of Redevelopment/Public Works, Robert W. Clark, Director of Community Development, 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: 5326 San Bernardino Street

Negotiating Parties: City of Montclair Redevelopment Agency and A-1 General Building, Development Department

Negotiators: Marilyn J. Staats, Director of Redevelopment/Public Works, Robert W. Clark, Director of Community Development, and Christine S. Caldwell, Assistant Director of Redevelopment

Under Negotiation: Recommendations Regarding Purchase Offer

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

Property: 5326 San Bernardino Street

Negotiating Parties: City of Montclair Redevelopment Agency and Skyland Partners, LLC

Page No.

Negotiators: Marilyn J. Staats, Director of Redevelopment/Public Works, Robert W. Clark, Director of Community Development, 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 Personnel Committee Meeting of March 6, 2006

112

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

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

XIII. CLOSED SESSION ANNOUNCEMENTS

XIV. 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, April 3, 2006, 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 March 16, 2006.