

**MINUTES OF THE REGULAR JOINT MEETING OF THE
MONTCLAIR CITY COUNCIL AND REDEVELOPMENT
AGENCY AND MONTCLAIR HOUSING CORPORA-
TION BOARDS HELD ON MONDAY, MAY 1, 2006,
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/Chairman Eaton gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor/Chairman Eaton led those assembled in the Pledge.

IV. ROLL CALL

Present: Mayor/Chairman Eaton; 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; City Attorney/Agency Counsel Robbins; City Clerk/Agency Secretary Jackson

Absent: Mayor Pro Tem/Vice Chairman Dutrey (arrived 7:02 p.m.)

V. PRESENTATIONS - None

VI. PUBLIC COMMENT

A. Mr. Manny Martinez, 9250 Bel Air Avenue, Montclair, spoke as a member of the Community Action Committee. He announced that the City will hold the following five 50th Anniversary Art & Essay Contests for Montclair K-12 students, with contest submittals due May 18, 2006; winners will be announced on Saturday, June 3, 2006, at the Family Fun Festival:

Mayor Pro Tem/Vice Chairman Dutrey arrived at 7:02 p.m.

1. K-1 City logo coloring
2. 2-3 "What Montclair Means to Me" drawing

3. 4-6 "What I Like About Montclair" art piece
4. 7-8 "Life in Montclair" essay or art contest
5. 9-12 "Sharing Our Memories; Shaping Our Future" essay, photograph, or art piece

Mr. Martinez advised that further information may be obtained from the City's website at www.ci.montclair.ca.us.

Mayor Eaton thanked **Mr. Martinez** for the announcement.

Mayor Eaton asked that everyone please silence their cell phones, pagers, and other electronic devices as a courtesy to others while the meeting is in session.

VII. PUBLIC HEARINGS

- A. **Redevelopment Agency Board of Directors' Adoption of Resolution No. 06-02, a Resolution of the City of Montclair Redevelopment Agency Approving *Agreement No. 06-45*, the *First Amendment to 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**

City Council's Adoption of Resolution No. 06-2630, a Resolution of the City Council of the City of Montclair Consenting to Approval of *Agreement No. 06-45*, the *First Amendment to 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

Redevelopment Agency Board of Directors' Authorization of \$500,000 Appropriation From the Housing Fund for 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 of Directors to consider adoption of Resolution No. 06-02 and the City Council to consider adoption of Resolution No. 06-2630 related to the Montclair Redevelopment Agency's approval of *Agreement No. 06-45*, the *First Amendment to Disposition and Development Agreement No. 05-167* by and between the Redevelopment Agency and Southern California Housing Development Corporation and the Redevelopment Agency Board of

Directors' authorization of a \$500,000 appropriation from the Housing Fund for the Southern California Housing Development Corporation Multifamily Project 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 City Council/Redevelopment Agency Board for their consideration.

Council Member/Director Ruh asked what would be the consequence if the project is not begun by September 30, 2006.

Director of Redevelopment/Public Works Staats expressed her understanding that the project needs to be under construction within a year, noting the project should begin on that date barring any unexpected delays. She added there might be an issue that would require the date to be amended.

Council Member/Director Ruh noted his concern of a possible late penalty being imposed if construction is not begun by that date. He expressed his support of the very necessary affordable family project.

Council Member/Director Paulitz inquired as follows:

1. Are renderings available depicting the style of the apartment houses?

Director of Community Development Clark advised that they will be three-story units consisting of a one-story apartment surmounted by a two-story town home, with no access from common walkways.

2. How many units per building?

Director of Community Development Clark answered, "That varies"; advising that there are four different-sized apartment buildings and the largest may contain 15 units.

3. What is the parking ratio?

Director of Community Development Clark answered, "There are two parking spaces for each unit."

4. Are they enclosed garages?

Director of Community Development Clark responded that they are open parking spaces, though in a large controlled project that will function quite well.

Mayor Pro Tem/Vice Chairman Dutrey commented as follows:

1. He noted the irony of local government being required to build affordable housing requirements while also being required to comply with the Prevailing Wage Law for the construction of such projects.
2. He noted he has been pleased to work with **Mr. Welton Smith**, Senior Director of Development, Southern California Housing Development Corporation, and his professional staff on a project at the City of Rialto. He spoke highly of the quality of the company's product and of their well-managed housing developments.

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

1. That Resolution No. 06-02, entitled "**A Resolution of the City of Montclair Redevelopment Agency Approving Agreement No. 06-45, the First Amendment to 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,**" be read by number and title only, further reading be waived, and it be declared adopted by the Redevelopment Agency Board.
2. That Resolution No. 06-2630, entitled "**A Resolution of the City Council of the City of Montclair Consenting to the Approval of Agreement No. 06-45, the First Amendment to 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,**" be read by title and number only, further reading be waived, and it be declared adopted by the City Council.
3. That the Redevelopment Agency Board of Directors' authorize a \$500,000 appropriation from the Housing Fund for the Southern California Housing Development Corporation Multifamily Project.

Council Member/Director Paulitz received clarification that there will only be adjacent assigned surface parking at the development and no open carports.

*The Redevelopment Agency Board and City Council unanimously waived the reading of the Resolutions.

The Redevelopment Agency Board unanimously adopted Resolution No. 06-02, the City Council unanimously adopted Resolution No. 06-2630, and the Redevelopment Agency Board unanimously authorized a \$500,000 appropriation from the Housing Fund by the following vote:

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

B. Adoption of Resolution No. 06-2628 Approving the North Montclair Downtown Specific Plan and the Final Environmental Impact Report Including Adoption of Findings of Fact and a Statement of Overriding Considerations

Mayor Eaton declared it the time and place set for public hearing to consider adoption of Resolution No. 06-2628 approving the North Montclair Downtown Specific Plan and the Final Environmental Impact Report including adoption of findings of fact and a statement of overriding considerations and invited comments from the public.

Mr. Alan A. Loomis, Urban Designer/Project Manager, **Moule & Polyzoides Architects and Urbanists**, reviewed the North Montclair Downtown Specific Plan document.

Ms. Nicole S. Carter, Senior Environmental Specialist, **Crawford Multari & Clark Associates**, reviewed the Final Environmental Impact Report for the North Montclair Downtown Specific Plan.

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 Ruh spoke in full support of the proposed North Montclair Downtown Specific Plan and of any transit-oriented mixed-use development because they are certainly needed in an era when more and more people will be taking mass transit. He inquired as follows:

1. Concerning the local, regional, and national retail mix, would a mix of price points also be considered?

Mr. Loomis answered, "Yes, it would. [The standards and expectations of retail] would be something the individual developers would ultimately decide."

2. Has mixed-use development combining ground-level retail/commercial space vertically or horizontally with housing been included in the plan?

Mr. Loomis answered, "The plan is very favorable toward mixed-use development; it does allow for that."

Council Member Ruh asked for clarification on the types of retail to be located in the town center adjacent to the transit station.

Mr. Loomis responded that the town center, anchored by the Metrolink/Gold Line train station, will contain a compact, walkable mixture of housing and community-oriented retail.

Council Member Ruh noted the long-term environmental benefits of such development. He spoke in support of the proposed density in the plan.

Council Member Paulitz noted the mixed-use design concept—the model for development back east during the early part of the 20th century—resulted in abandoned and demolished buildings. He asked why the design would work here if it did not work there.

Mr. Loomis advised that the key to making this type of development work today is cohesive integrated management. He indicated a good example of effective management is the Claremont Village, the retail mix and parking requirements of which are very carefully monitored by City staff. He further noted that a parking management district manages Old Pasadena and uses funds generated by parking garage meters for street maintenance and cleaning and marketing of the downtown district.

Council Member Paulitz noted an apartment complex is presently under construction on the west side of Indian Hill Boulevard in Claremont. He asked if the large parking structure just west of Indian Hill would be concealed by an urban "wrapper" building façade.

Mr. Loomis stated that he is unfamiliar with that aspect of the Claremont Village.

Council Member Paulitz noted the apartment complex is very attractive and expressed his hope that a similar apartment design would be used in North Montclair. He asked for clarification on connecting the future north gateway residential neighborhood to Claremont Village, expressing his opinion that the two sites would not be within walking distance.

Director of Community Development Clark responded that the plan proposes that Richton Street bridge the San Antonio Channel and continue through and connect to Huntington Drive as a more direct connection to Claremont.

Council Member Paulitz expressed his opinion that the Civic Center could be considered the present downtown. He questioned whether the commercial activity of this area would be impacted by the future North Montclair downtown.

Director of Community Development Clark advised that the term "downtown" is being used to distinguish this plan from the previously adopted North Montclair Specific Plan and to indicate the intensity and type of "new" downtown development to be expected.

Council Member Paulitz suggested this item be continued to the next meeting for further discussion. He noted having more questions about the plan including how the courtyard apartment concept would be differentiated from the unsuccessful courtyard developments of the past.

Council Member Raft stated that she and the rest of the Council are very pleased to be considering the final North Montclair Downtown Specific Plan and Environmental Impact Report. She noted the success and popularity of such developments overseas and expressed her hope that the future development of North Montclair would also be a success. She asked for clarification on the configuration of town center mixed-use buildings and parking.

Mr. Loomis advised that the plan suggests the town center zone to contain five-story mixed-use buildings of ground-floor retail and two levels of stacked flats topped by two-story townhouses with rooftop terraces, with parking either in back or underground.

Mayor Pro Tem Dutrey commented as follows:

1. He noted attending a Southern California Association of Governments housing conference a few weeks ago that reported on the substantial growth in population taking place in Southern California—the Inland Empire's population alone will double or increase by 1.5 million residents by 2020. With the future increase in population and higher cost of living, these types of transit-oriented mixed-use downtown villages will likely become the standard for residents of all income categories, he added. He noted being skeptical of a proposal for a high-density small-lot residential subdivision just six years ago and commented on how the dynamics have changed in just six short years as a result of the growth in Southern California.
2. He expressed his complete support of the proposed North Montclair Downtown Specific Plan, which will be evolving for decades. He stated that it will be of utmost importance for the City to adhere to the plan's high

development standards so as to ensure its success. He stated that his vision for the project is that the City Council and residents of this community in 2056 will recognize that this Council made a wise choice to approve the proposed plan.

3. He concurred with Council Member Paulitz that the magnitude of this item demands that it be continued.

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Paulitz that this item be continued.*

Council Member Ruh commented as follows:

1. In response to Council Member Paulitz's comment about abandonment of the old downtowns back east, he reasoned that in the post-World War II era, residents fled urban areas for the new suburbs because of the availability of land and the comparatively "easy" commute. He advised that such is no longer the case and the current trend is to return to the compact development that characterized so much of our country in the early 20th century.
2. He noted that though the homes built after World War II for returning soldiers were smaller in size, they served families quite well. He described similar nicely designed homes he surveyed in the City of Upland that were built in the 1920s with large front porches that have become very desirable in today's market.
3. He emphasized the importance of maintaining high quality along with affordability in the housing component of the plan.
4. He noted the vast majority of individuals are comfortable walking any distance and will appreciate the walkability of the proposed North Montclair district as well as its connectivity to Claremont.

*Motion carried unanimously as follows:

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

- C. **First Reading – Adoption of Ordinance No. 06–885 Approving a Zone Change to the Montclair Municipal Code From "R-1(20)" (Single-Family Residential, Minimum 20,000-Square-Foot Lot Area) to "C-2" (Restricted Commercial) for 2.24 Acres in the 11000 Block of Central Avenue**

Mayor Eaton declared it the time and place set for public hearing to consider adoption of Ordinance No. 06-885 approving a zone change to the Montclair Municipal Code from "R-1(20)" (Single-Family Residential, Minimum 20,000-Square-Foot Lot Area) to "C-2" (Restricted Commercial) for 2.24 acres in the 11000 block of Central Avenue to accommodate a multitenant commercial development 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.

Moved by Council Member Ruh and seconded by Council Member Paulitz that Ordinance No. 06-885, entitled "**An Ordinance of the City Council of the City of Montclair Approving a Zone Change to the Montclair Municipal Code From "R-1(20)" (Single-Family Residential, Minimum 20,000-Square-Foot Lot Area) to "C-2" (Restricted Commercial) for 2.24 Acres in the 11000 Block of Central Avenue,**" be read by number and title only, further reading be waived, and this be declared its first reading.*

Council Member Paulitz inquired as follows:

1. Is a development proposed associated with the requested zone change?

Director of Community Development Clark replied that a multitenant commercial center is in preliminary review.

2. Was this the development proposed when the property was annexed?

Director of Community Development Clark answered, "We've never actually had a development proposal on this property."

3. Have there been any housing proposals?

Director of Community Development Clark advised that there has been interest in developing housing at the site though the parcel is not deep enough to accommodate a housing subdivision.

4. What are the uses to the north of the subject site?

Director of Community Development Clark responded there are a vacant lot and more commercial development north to Mission Boulevard.

5. What use is situated south of the site?

Director of Community Development Clark replied that there is an older residence on a property awaiting commercial development.

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

First Reading of Ordinance No. 06-885 was unanimously adopted by the following vote:

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

VIII. CONSENT CALENDAR

Council Member Ruh requested that Item D-1 be removed from the Consent Calendar for consideration by the Council.

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

A. Approval of Minutes

1. Minutes of Regular Joint Council/Agency/Montclair Housing Corporation Meeting of April 17, 2006

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 April 17, 2006.

B. Administrative Reports

1. Setting a Public Hearing to Consider Ordinance No. 06-874 Amending Sections 8.16.020 and 8.36.090 of Title 8 of the Montclair Municipal Code Related to Parking Within City Limits

The City Council set a public hearing for Monday, May 15, 2006, at 7:00 p.m. in the City Council Chambers to consider Ordinance No. 06-874 amending Sections 8.16.020 and 8.36.090 of Title 8 of the Montclair Municipal Code related to parking within City limits and invite comments from the public.

2. Approval of City Warrant Register and Payroll Documentation

The City Council approved the Warrant Register dated May 1, 2006, totaling \$525,290.61 and the Payroll Documentation dated March 5, 2006, amounting to \$562,271.44, with \$390,518.29 being the total cash disbursement.

C. Agreements

1. Approval of Agreement No. 06-48-I-73, an Irrevocable Annexation Agreement With Roberto and Dora Dominguez for 5330 Howard Street

The City Council approved *Agreement No. 06-48-I-73*, an *Irrevocable Annexation Agreement* with Roberto and Dora Dominguez for emergency connection of their property at 5330 Howard Street to the City Sewer System.

2. Approval of Agreement No. 06-49, a Community Development Block Grant City-County Delegate Agency Agreement for Fiscal Years 2006-07, 2007-08, and 2008-09

The City Council approved *Agreement No. 06-49*, a Community Development Block Grant City-County Delegate Agency Agreement for Fiscal Years 2006-07, 2007-08, and 2008-09.

3. Approval of Agreement No. 06-50 With Chaffey Joint Union High School District for Law Enforcement Services for Fiscal Year 2006-07

The City Council approved *Agreement No. 06-50* with Chaffey Joint Union High School District for law enforcement services for Fiscal Year 2006-07.

4. Approval of Agreement No. 06-51 With GM Business Interiors for Acquisition of Office Systems Furniture

Authorization of a \$480,565 Allocation From the 2005 Lease Revenue Bond Proceeds

The City Council took the following actions:

- (a) Approved *Agreement No. 06-51* with GM Business Interiors for acquisition of office systems furniture.
- (b) Authorized a \$480,565 allocation from the 2005 Lease Revenue Bond Proceeds for such acquisition.

IX. PULLED CONSENT CALENDAR ITEMS

D. Resolutions

1. Adoption of Resolution No. 06-2629 Urging the Los Angeles County Metropolitan Transportation Authority Board of Directors to Place the Metro Gold Line Foothill Extension as a Funded Project in Its Long-Range Transportation Plan

Council Member Ruh noted extension of the Metro Gold Line is an important part of our regional transportation network; and once completed, it is hoped that in the next few decades it will be available to move the masses of individuals who will be moving to the area. He emphasized the importance of publicly affirming and supporting the Metro Gold Line Foothill Extension Project.

Moved by Council Member Ruh, seconded by Council Member Raft, and carried unanimously that the City Council adopt Resolution No. 06-2629 urging the Los Angeles County Metropolitan Transportation Authority Board of Directors to place the Metro Gold Line Foothill Extension as a funded project in its long-range transportation plan.

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 on April 25, 2006, at the "superb" 50th Anniversary reception and historical landmark designation of the George C. and Hazel H. Reeder home and thanked the members of the 50th Anniversary Planning Committee for doing a "great job" to organize the event.

(b) He noted his attendance last Friday at a **League of California Cities**, Inland Empire and Desert Mountain Divisions dinner that raised funds for the statewide CITIPAC.

- (c) He noted he enjoyed attending the entertaining 17th annual Golden Follies Talent Showcase last Saturday.

D. City Council/Agency Board

1. Council Member/Director Paulitz announced the Human Services Division's 25th Annual Volunteer Recognition Dinner will be held on Tuesday, May 2, 2006, at 5:00 p.m. at the Montclair Community Center.
2. Mayor Pro Tem/Vice Chairman Dutrey commented as follows:
 - (a) He noted hearing numerous positive comments from attendees of the City's 50th anniversary reception and thanked the 50th Anniversary Planning Committee and Public Works Department employees for their efforts to organize the event.
 - (b) He recognized Code Enforcement and Fire Department staff for resolving a resident's issue reported at the last meeting regarding her neighbor's exterior paint, noting the neighbor has agreed to repaint the house a more neutral shade.
3. Council Member/Director Ruh commented as follows:
 - (a) He noted his attendance earlier in the week at the grand opening of **Montera Elementary School**. He noted the faculty and students are doing quite well in their new environment and urged those interested to become involved at the school.
 - (b) He noted his attendance last Saturday at the 60th anniversary celebration of the **Released Time Christian Education** programs, advising that half the programs are located at schools in Montclair.
 - (c) He noted his attendance afterward at **Inland Empire Magazine's** well-attended 30th anniversary event, adding that it was one of the first publications to promote businesses in the Inland Empire.
 - (d) He noted his attendance at a recent **Soroptimist International of Montclair/Inland Valley** event that honored a Montclair resident who is struggling to complete her education. He noted speaking to Mayor Eaton about inviting the resident to a future meeting to tell her life story.

- (e) He discussed the following presentations given at tonight's workshop:
 - (1) **Chamber of Commerce** member survey conducted by **Chaffey College** marketing students that provided them with real-world experience. He spoke in support of further collaborations of this sort.
 - (2) Update of Human Services Division's programs including the Montclair After-School Program; the results of a survey of the program confirmed that the City is reaching out beyond cultural barriers to serve an entire community.
- (f) He invited the public to attend the City's **Memorial Day 2006** flag-lowering ceremony on Monday, May 29, 2006, at 5:00 p.m. in the City's **Antigua Gardens**. He encouraged attendance at neighboring communities' flag-raising events followed by the City's flag-lowering ceremony in recognition of **Memorial Day** and our veterans and what they have done for our country.

E. Committee Meeting Minutes

1. Minutes of Personnel Committee Meeting of April 17, 2006

The City Council received and filed the Personnel Committee meeting minutes of April 17, 2006, for informational purposes.

Mayor Eaton reminded community residents that there are two vacancies on the Planning Commission and four on the Community Action Committee, all having four-year terms to expire June 30, 2010. He advised that applications for these openings are available at City Hall and would be accepted through Monday, May 22, 2006.

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

At 8:29 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, Transcribing Secretary