

**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

May 7, 2007

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](http://www.ci.montclair.ca.us) and can be accessed the day following the meeting after 10:00 a.m.*

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**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. Introduction of New Employee/Promotee

**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 Council/Agency/ MHC is prohibited from taking action on items not listed on the agenda.*

**VII. PUBLIC HEARINGS**

A. Second Reading - Consider Adoption of Ordinance No. 07-890 Amending Section 9.20.390 of the Montclair Municipal Code Related to the Monthly Sewer Rate Per Equivalent Dwelling Unit [CC]

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B. Second Reading - Consider Adoption of Ordinance No. 07-892 Amending Section 9.20.460 of the Montclair Municipal Code Related to the Equivalent Dwelling Unit Value [CC]

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## VIII. CONSENT CALENDAR

### A. Approval of Minutes

1. Minutes of Regular Joint Council/Agency/MHC Meeting of April 16, 2007 [CC/RDA/MHC]

### B. Administrative Reports

1. Consider Setting a Public Hearing to Consider Adoption of Resolution No. 07-2690 Approving a General Plan Amendment to the Official Land Use Map for Approximately 2.31 Acres at the Northwest Quadrant of Central Avenue and Phillips Boulevard, Modifying the Land Use Designation from "Low Density Residential" to "Neighborhood Commercial" [CC] 15
2. Consider City Council and Redevelopment Agency Board of Directors' Approval of the City of Montclair Capital Improvement Program for Fiscal Years 2008-2012 [CC/RDA] 19
3. Consider Authorization to Transfer \$20,000 from the Contingency Account for the Purpose of Maintenance and Repairs to Emergency Response Apparatus [CC] 22
4. Consider Authorization to Purchase One Chevrolet 4500 Pickup Truck with Service Bed from Rotolo Chevrolet [CC] 23
5. Consider "No Action" on Alcoholic Beverage Permit Application - Bombay Bistro [CC] 24
6. Consider "No Action" on Alcoholic Beverage Permit Application - Sushi Hut [CC] 25
7. Consider Approval of Warrant Register and Payroll Documentation [CC] 26

### C. Agreements

1. Consider Approval of Agreement No. 07-43 with AEI-CASC Engineering, Inc., for \$80,000 for Continuation of Review of Water Quality Management Plans [CC] 27
2. Consider Rescinding Agreement No. 07-08 with Municipal Engineering Resources for Default [CC]  
  
Consider Approval of Agreement No. 07-44, an Agreement for Consultant Services with LAE Associates to Provide Caltrans Services for the Ramona Avenue/Union Pacific Railroad Grade Separation [CC] 34
3. Consider Approval of Agreement No. 07-45, a Professional Services Agreement by and between the City of Montclair Redevelopment Agency and Amies Communications to Provide Graphic and Design Services for the Creation of New Economic Development Marketing Materials [RDA] 55

- 4. Consider Approval of Agreement No. 07-46, a License Agreement by and between the City of Montclair Redevelopment Agency and National Community Renaissance Regarding Temporary Use of 9916 Central Avenue [RDA] 60

D. Resolutions

- 1. Consider Adoption of Resolution No. 07-2689 Authorizing the Submission of Fiscal Year 2007-08 Used Oil Recycling Block Grant Application to the California Integrated Waste Management Board [CC]  
  
Consider Designating Mayor Paul M. Eaton or His Designee as the Person Authorized to Execute All Necessary Documents for the Purpose of Securing Grant Funds [CC] 72

**IX. PULLED CONSENT CALENDAR ITEMS**

**X. RESPONSE - None**

**XI. COMMUNICATIONS**

- A. City Attorney/Agency Counsel
- 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 Public Works Committee Meeting of March 22, 2007 78
  - 2. Minutes of the Code Enforcement Committee Meeting of April 16, 2007 84
  - 3. Minutes of the Personnel Committee Meeting of April 16, 2007 87

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

*The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, May 21, 2007, 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 M. 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 May 3, 2007.*