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## CITY OF MONTCLAIR

### COUNCIL, REDEVELOPMENT AGENCY, AND HOUSING CORPORATION MEETINGS

To be held in the Council Chambers  
5111 Benito Street, Montclair, California

February 19, 2008

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**- None

**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. Consider Projects and Prioritization of Funding for the Fiscal Year 2008-09 Community Development Block Grant Program [CC]

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B. Consider Adoption of Resolution No. 08-2719 Approving, Authorizing, and Directing Execution of Joint Powers Agreement No. 08-07 Relating to the California Municipal Finance Authority [RDA]

(continued on next page)

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<p>Resolution No. 08-2721 Approving the ot Revenue Bonds by the California ority for Montclair Senior Housing Partners, LP (National Community Renaissance) with Respect to a Multifamily Senior Housing Project [RDA]</p> <p>C. Consider Adoption of Resolution No. 08-2724 Approving the Following:</p> <p style="padding-left: 40px;">Tentative Tract Map No. 18213 Resubdividing a 15.1-Acre Site Into 23 Numbered Lots and 9 Lettered Lots for Condominium Purposes [CC]</p> <p style="padding-left: 40px;">Precise Plan of Design for a 290-Unit Residential Development Within the North Montclair Downtown Specific Plan [CC]</p>	<p>11</p> <p>30</p>
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**VIII. CONSENT CALENDAR**

<p>A. Approval of Minutes</p> <p style="padding-left: 20px;">1. Minutes of Adjourned Joint Council/Agency Meeting of February 4, 2008 [CC/RDA]</p> <p style="padding-left: 20px;">2. Minutes of Regular Joint Council/Agency/MHC Meeting of February 4, 2008 [CC/RDA/MHC]</p> <p>B. Administrative Reports</p> <p style="padding-left: 20px;">1. Consider Receiving and Filing of Treasurer's Report [CC]</p> <p style="padding-left: 20px;">2. Consider Approval of Warrant Register and Payroll Documentations [CC]</p> <p style="padding-left: 20px;">3. Consider Receiving and Filing of Treasurer's Report [RDA]</p> <p style="padding-left: 20px;">4. Consider Approval of Warrant Register [RDA]</p> <p style="padding-left: 20px;">5. Consider Receiving and Filing of Treasurer's Report [MHC]</p> <p style="padding-left: 20px;">6. Consider Approval of Warrant Register [MHC]</p> <p style="padding-left: 20px;">7. Consider Setting a Public Hearing to Consider Resolution No. 08-2726 Approving a Precise Plan of Design for the Exterior Renovation and Expansion of an Existing Commercial Building Within the North Montclair Downtown Specific Plan [CC]</p> <p style="padding-left: 20px;">8. Consider Status Report on Emergency Contracting Procedures Related to Certain Park Repairs at Kingsley and Saratoga Parks and Determine There is a Need to Continue the Action [CC]</p> <p style="padding-left: 20px;">9. Consider Acceptance of Housing Improvement Task Force Action Plan 2008 and Authorize Staff to Pursue Recommend- ations Described Therein [RDA]</p> <p style="padding-left: 20px;">10. Consider "No Action" on Alcoholic Beverage Permit Application - Dolce Café and Bakery [CC]</p> <p>C. Agreements</p>	<p>54</p> <p>55</p> <p>56</p> <p>57</p> <p>58</p> <p>59</p> <p>60</p> <p>63</p> <p>64</p> <p>66</p>
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	Development Agency Board of Directors' Approval of Agreement No. 08-10 with R. Richard Fleener for Planning Services [CC]	74
3.	Consider Award of Contract for Montclair Plaza Landscape Improvement Project to Southern California Landscape, Inc., in the Amount of \$67,700 [CC]	
	Consider Appropriation of an Additional \$39,700 from the 1998 Redevelopment Project Area No. III Tax Allocation Bond Proceeds for the Montclair Plaza Landscape Improvement Project [CC]	
	Consider Approval of Agreement No. 08-11 with Southern California Landscape, Inc. [CC]	
	Consider Authorization of a \$7,000 Construction Contingency [CC]	87
D.	Resolutions	
1.	Consider Adoption of Resolution No. 08-2723 Repealing Resolution No. 06-2624 Establishing a Revised Montclair Police Department Policy for the Retention and Destruction of Records and Authorizing the Destruction of Certain Police Department Records [CC]	94
2.	Consider Adoption of Resolution NO. 08-2727 Related to Seven Applications for State Funds Under the Highway Safety Improvement Program [CC]	114

**IX. PULLED CONSENT CALENDAR ITEMS**

**X. RESPONSE - None**

**XI. COMMUNICATIONS**

A. City Attorney/Agency Counsel

1. Closed Session Pursuant to Section 54956.9(a) of the  
Government Code Regarding Pending Litigation

David Pikschus v. City of Montclair

B. City Manager/Executive Director

C. Mayor/Chairman

D. Council/Agency Board

E. Committee Meeting Minutes *(For Informational Purposes Only)*

1. Minutes of the Personnel Committee Meeting of February 4,  
2008

**XI. ADJOURNMENT OF REDEVELOPMENT AGENCY AND MONTCLAIR**



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## BOARDS OF DIRECTORS

...cil will meet in Closed Session regarding

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### XIII. CLOSED SESSION ANNOUNCEMENTS

### XIII. ADJOURNMENT OF CITY COUNCIL

*The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, March 3, 2008, 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*



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*reasonable arrangements to ensure accessibility to this  
Title II)*

*I certify that I posted, or caused to be posted, a copy of this  
this meeting on the bulletin board adjacent to the south  
/ 14, 2008.*