

CITY OF MONTCLAIR

AGENDA FOR CITY COUNCIL, REDEVELOPMENT AGENCY, AND  
MONTCLAIR HOUSING CORPORATION MEETINGS

To be held in the Montclair Police Department  
4870 Arrow Highway, Montclair, California

October 6, 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** - None

**VIII. CONSENT CALENDAR**

**A. Approval of Minutes**

1. Minutes of Special Joint Council/Agency/MHC Meeting of June 16, 2008 [CC/RDA/MHC]

2. Minutes of Regular Joint Council/Agency/MHC Meeting of September 15, 2008, 2008 [CC/RDA/MHC]

B. Administrative Reports

1. Setting a Public Hearing to Consider the Following:

Resolution No. 08-2769 Approving a General Plan Amendment to Change the Land Use Designation of 1.75 Acres at 10319 Mills Avenue from "Business Park" to "R-3/14 DU/AC" [CC]

Resolution No. 08-2770 Approving an Amendment to the Holt Boulevard Specific Plan to Change the Land Use Designation of 1.75 Acres at 10319 Mills Avenue from "Business Park" to "R-3/14 DU/AC"

Resolution No. 08-2771 Approving a Density Bonus Pursuant to Chapter 11.85 of the Montclair Municipal Code to Allow Construction of a 50-Unit Affordable Family Housing Development on 1.75 Acres at 10319 Mills Avenue [CC]

Resolution No. 08-2772 Approving a Precise Plan of Design Associated with a Proposed 50-Unit Affordable Family Housing Development at 10319 Mills Avenue [CC]

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2. Consider Declaring Certain City Property as Surplus as Available for Auction [CC] 17
3. Consider "No Action" on Alcoholic Beverage Permit Application – Bombay Bistro [CC] 24
4. Consider Approval of Warrant Register and Payroll Documentation [CC] 25

C. Agreements

1. Consider Approval of Agreement No. 08-108 with Toby B. Hayward, Inc., for the City of Montclair Police Department Facility-Miscellaneous Construction and Repairs Project [CC] 26

2. Consider Award of Contract to Miller Environmental Incorporated in the Amount of \$92,000 for Interior Demolition of the Future Youth Center Project [CC]

Consider Approval of Agreement No. 08-109 with Miller Environmental Incorporated [CC]

Consider Authorization of a \$10,000 Construction Contingency [CC] 33

Resolutions

1. Consider Adoption of Resolution No. 08-2768 Adopting a Measure I Two-Year Capital Improvement Program for the City of Montclair [CC] 35

- 2. Consider Adoption of Resolution No. 08-2775 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges [CC] 40

**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

Robert Hill 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 Public Works Committee Meeting of August 21, 2008 47
- 2. Minutes of the Code Enforcement Committee Meeting of September 15, 2008 51
- 3. Minutes of the Personnel Committee Meeting of September 15, 2008 53

**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, October 20, 2008, at 7:00 p.m. in the Council Chambers.*

*Reports, backup materials, and additional materials related to any item on this Agenda distributed to the City Council, Redevelopment Agency Board, or Montclair Housing Corporation Board after distribution of the Agenda packet are available for public inspection in the Office of the City Clerk located at 5111 Benito Street, Montclair, California, 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 October 2, 2008.*