



## CITY OF MONTCLAIR

Montclair Civic Center  
5111 Benito Street  
Montclair, CA 91763

March 28, 2013

**TO:** Honorable Mayor and City Council

**FROM:** Edward C. Starr, City Manager

**SUBJECT:** CITY MANAGER'S WEEKLY REPORT: March 22-28, 2013

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➤ ***CITY MANAGER/ADMINISTRATIVE SERVICES DEPARTMENTS***

- There are no items to report this week.

➤ ***COMMUNITY DEVELOPMENT DEPARTMENT***

- At long last, the two vacant commercial buildings across from Costco were demolished this week. The former dermatology office had been vacant since February 2009, and the former Long John Silver's closed in December 2011. Both buildings had been subject to ongoing vandalism and break-ins and had generally become attractive nuisances.

Despite numerous attempts by staff to convince the property owners that the site would be less of a liability without the buildings, they chose to perform only cursory maintenance on the site, and then only on an irregular basis. This resulted in Code Enforcement taking the lead on nuisance abatement whenever graffiti appeared or individuals broke into the buildings.

When Community Development Director Steve Lustro became aware a contractor had contacted the owners about using the property as a temporary staging yard for a local utility construction project, he saw it as an opportunity to eliminate the visual blight. Working with the parties involved, a deal was made to allow the contractor on the site only under the condition that the buildings would come down.

While the process took a little longer than we had hoped because of asbestos abatement and the severing of utilities, the buildings are now just a memory. The owners recently listed the property for sale and staff hopes a quality developer will see the potential of the two-acre site, located just off the I-10 Freeway and across from Costco.

- Another demolition of note that took place this week was the signature dome on the entry tower at the former Borders Books and Music. The dome, which was a landmark along the I-10 Freeway for about 20 years, was removed as crews renovate the exterior of the building to prepare for the opening of Ashley Furniture later this spring.
- Demolition, Part III. Workers began clearing away rubble from a commercial building in the 5000 block of Holt Boulevard that had been virtually destroyed by fire last September. Insurance adjusters took longer than expected to complete their work, necessitating repeated board-ups of the building to keep trespassers out. Unknown at this time is when the owner will rebuild as plans have not yet been submitted for review.
- On the heels of Community Development staff discovering a major counterfeit jeans operation last week on Mission Boulevard during a multi-departmental inspection of the property, staff from Planning, Building, Code Enforcement, and Public Works conducted a walk-through of another Mission Boulevard property on Tuesday. The portion of the property in question, which is technically undeveloped, was jam-packed with vehicles, trailers, a bus, a commercial semi-trailer, and a hoard of junk. The trailers and the bus, in addition to several makeshift structures, were being used for habitation by a number of individuals. Further, numerous illegal utility connections were observed, including electrical, water, and sewer.

The owner was given 30 days to completely clear the property of all vehicles, structures, and junk. A follow-up meeting is tentatively scheduled for next week to meet with the owner and a contractor on the property to clearly delineate the scope of work.

- Join us this Saturday from 9 a.m. to 11 a.m. at the Montclair Community Center for the City's Easter Eggstravaganza and Pancake Breakfast. The event will include games, activities, Easter eggs, and candy for children ten years of age and younger. Children are invited to bring their own baskets from home to fill with candy.

The Easter Bunny will arrive in a fire engine to pose for photos (\$3 per photo or \$1 to take your own photo). The pancake breakfast, offered for \$3, will include pancakes, sausage, orange juice, and coffee.

This annual event is sponsored by the City of Montclair, Montclair Kiwanis Club, Montclair Fire Fighters Association, Montclair Police Officers Association, and Montclair-Ontario Junior Women's Club.

For additional information, call (909) 625-9479.

➤ **POLICE DEPARTMENT**

- There is no new information to report this week.

➤ **FIRE DEPARTMENT**

- Medic Engine 151 (Captain Chris Younggren, Engineer/Paramedic Ed Cook, and Firefighter Jim Colby) visited the Spanish Trails Girl Scout Troop. They spoke about basic first aid; answered questions about the educational requirements for becoming a firefighter; and the troop was shown the fire engine and equipment.
- Did you know Fire Investigator/Inspector Scott Sherwood has donated his blood every 56 days for the past 15 years? It's a fact. On March 24, Scott was inducted into the 10-Gallon Donor Club by LifeStream at an event held at the National Orange Show in San Bernardino. LifeStream is an independent, local blood center that provides blood products and services to more than 70 Southern California hospitals.

Scott is commended for his dedication and commitment to the community. Congratulations, Scott, and thank you.

**PUBLIC WORKS DEPARTMENT**

- Following an annual inspection of Montclair Police Department's above-ground fueling system, the report noted there were upgrades to the fuel tanks that should be considered. The minor upgrades would bring the fueling system into compliance with National Fire Protection Agency (NFPA) recommendations, as well as OSHA regulations.

Although the fueling system was designed and constructed within the NFPA guidelines, it became subject to code amendments shortly after the original construction. The amended code now requires atmospheric storage tank ventilation to extend an additional five feet above the canopy line. The modified vent lines have been made this week and will be painted following completion of all work.

Also as part of the annual inspection, it was noted the fuel tanks were filled from the top rather than at ground level. Due to limited space and the possibility of falling from the tank, the report suggested ground level fill boxes be installed to prevent the possibility of future injury. The fueling boxes are being installed this week and are expected to be complete by Friday, March 29.

The \$22,000 project is fully funded with contingency funds.

➤ **SUCCESSOR REDEVELOPMENT AGENCY/MONTCLAIR HOUSING CORPORATION**

- The former Montclair Redevelopment Agency implemented its Homebuyer Assistance Program in 1994. During the course of the Program, from 1994 to 1999, the Agency made \$3,269,198 in loans in the form of a second mortgage designed to assist low- to moderate-income homebuyers purchase a home in Montclair. The second mortgages were 15-year "shared appreciation mortgages" structured to be advantageous to borrowers at a time when housing costs were skyrocketing in the southland. No payments were made during the first five years of the mortgage. For the remaining ten years, there was a fixed payment schedule of principal only. In lieu of monthly interest, the Agency retained a contingent interest in the form of "shared appreciation" that became due when the home was refinanced or sold, whichever was earlier. No interest was ever charged to the homeowner if the loan was paid in full at the end of the 15-year term.

To date, all but three loans have been paid off with a remaining balance of \$1,525 scheduled to be paid in full within six months. The Homebuyer Assistance Program was an exceptionally successful program that helped 147 families purchase homes in Montclair.

ECS:spa

*"No matter how big and powerful government gets, and the many services it provides, it can never take the place of volunteers."  
~ Ronald Reagan*

## MARCH 2013

		
30	Easter Eggstravaganza and Pancake Breakfast Montclair Community Center	9:00 a.m. - 11:00 a.m.
31	Easter Sunday	

# APRIL 2013



01	City Council Meeting Council Chambers	7:00 p.m.
03	Community Action Committee Meeting Council Chambers	7:00 p.m.
06	Reserve Officers Awards Recognition Ceremony and Reception Police Department Atrium	3:00 p.m.
08	Planning Commission Meeting Council Chambers	7:00 p.m.
09	City Manager's Staff Meeting City Hall Conference Room	9:00 a.m.
10	Oversight Board Meeting Council Chambers	6:00 p.m.
15	Code Enforcement Committee Meeting City Hall Conference Room	6:00 p.m.
15	Volunteer of the Year Awards Reception City Hall West Lobby	6:00 p.m.
15	City Council Meeting Council Chambers	7:00 p.m.
18	Safety Committee Meeting City Hall Conference Room	9:00 a.m.
18	Public Works Committee Meeting City Hall Conference Room	2:00 p.m.
21	National Volunteer Week – April 21-27, 2013	
22	Planning Commission Meeting Council Chambers	7:00 p.m.
30	City Manager's Staff Meeting City Hall Conference Room	9:00 a.m.