



March 30, 2017

**TO:** Honorable Mayor and City Council

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

**SUBJECT:** CITY MANAGER'S WEEKLY REPORT: March 24-30, 2017

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## **CITY MANAGER/ADMINISTRATIVE SERVICES DEPARTMENTS**

- Encouraging new housing development of vacant or underused properties would spur economic growth, reduce monthly household costs, cut greenhouse gas emissions, and help California meet its climate goals, according to a report released earlier this week. The "Right Type, Right Place" report was commissioned by Next 10 with research conducted by the Terner Center for Housing Innovation and the Center for Law, Energy and the Environment at UC Berkeley.

Building new housing on infill properties—which are properties located in already dense urban or suburban areas but are underused—would mean more housing in regions that are already populated.

The study includes three scenarios for California's housing future through 2030. They include a "business-as-usual" plan where development would follow the same track as from 2000 to 2015, a "medium" infill scenario that would include much more infill housing and more multi-family units, and a "target" scenario where all new housing developments would occur in infill areas with more multifamily housing than the business-as-usual plan.

The recommendations, which keep the state's environmental goals clearly in sight, include:

- Changing zoning to allow for more multifamily use, reduced parking requirements, and increased allowable density
- Directing more funds to rail and rapid-transit bus investments
- Developing urban growth boundaries to protect critical open space and farmland from further development and environmental degradation.

The study says the "target" scenario would boost the Golden State's annual economic growth by more than \$800 million over the business-as-usual approach. It would also result in annual reductions of nearly 1.8 million metric tons of greenhouse gas emissions—the equivalent of taking 378,000 cars off the road.

That certainly wouldn't hurt because California's climate goals are becoming progressively more stringent. The state is looking to reduce greenhouse gas emissions to 1990 levels by 2020. That would be a 15 percent reduction over the business-as-usual model. A 40 percent reduction is planned by 2030, and a 2015 executive order by Governor Jerry Brown would cut emissions by 80 percent below 1990 levels by the year 2050.

The report also notes some macro benefits. Residents living in infill areas would drive about 18 fewer miles per weekday than others in non-infill areas. That would result in about 90 fewer miles of driving a week.

Infill development would also promote more walkable neighborhoods, resulting in lower driving costs and lower utility bills. Renters would save an average of \$312 annually, the report said, and homeowners would save about \$156 a year.

Figures from the California Department of Housing and Community Development and the state Department of Finance reveal that California will need more than 1.8 million additional homes by 2025 to keep pace with the state's ever-growing population.

- Last week, representatives of the San Bernardino County Transportation Authority (SBCTA) traveled to Washington, D.C. to meet with the Transportation Infrastructure Financing and Innovation Act (TIFIA) team—a component of the Federal Highways Administration agency. The meeting is considered an important next step to secure funding for Express Lanes in San Bernardino County.

The delegation from SBCTA focused on a number of issues, including the following:

1. Highlighting the challenges of air quality attainment in San Bernardino County
2. The role played by San Bernardino County as the "Gateway to America" as it relates to goods movement from one of the world's largest port systems

3. Recognition that the region cannot build freeway capacity at a rate fast enough to keep up with demand—an unintentional, if not acknowledged, argument by SBCTA representatives for the Gold Line extension into San Bernardino County.

Transit funding was, of course, vital to the visit, with the delegation inquiring about grant programs like TIGER and New Starts/Small Starts from the Federal Transit Administration. Discussions on funding have become particularly important due to the uncertainty as to the ultimate direction of the Trump administration for infrastructure improvements.

The 2018 budget submitted by the administration contained relatively few details regarding infrastructure, and the President's \$1 trillion commitment to infrastructure draws heavily on public-private partnerships as opposed to federal funding of transportation and transit projects.

## **COMMUNITY DEVELOPMENT DEPARTMENT/ ECONOMIC DEVELOPMENT**

- Whole Foods is losing millions of customers to what was once an unthinkable threat: Kroger.

The organic food chain has lost as many as 14 million customers in the past six quarters, according to Barclays analysts. Most of those customers are instead going to Kroger and probably won't ever go back to Whole Foods, Barclays analysts predict.

Kroger—a conventional grocer not known for organic offerings—has not historically been regarded as a significant threat to Whole Foods. But, in recent years, Kroger has ramped up its supply of organic foods in a bid to steal market share from Whole Foods and other niche grocers such as Sprouts Farmers Market and Fresh Market.

Kroger now devotes several aisles in its stores to organic and natural foods and offers a variety of organic meat and fresh produce. The chain has its own line of organic goods, Simple Truth, and its prices are about 15 percent cheaper than Whole Foods' prices, according to a study from last year.

The expansion into organics has paid off. Kroger's sales of organic and natural food totaled \$16 billion in the past year, compared to \$15.8 billion at Whole Foods, according to Barclays. As Kroger's share of the organic food market grows, Whole Foods' is shrinking.

Whole Foods' same-store sales fell 2.4 percent in 2016. That metric is expected to fall another 2.5 percent this year. Meanwhile, Kroger's same-store sales grew by 1 percent in 2016.

A Whole Foods CEO recently acknowledged the growing threat from conventional grocers, without specifically naming Kroger. But according to the Barclays analyst, there's not much Whole Foods can do to stop the shopper attrition.

## **FIRE DEPARTMENT**

- Last week, the Fire Department's C-2 crew responded to a call from a resident of The Paseos whose dog had managed to get his head stuck in a plastic container. Captain Brian Brambila, Captain Tom Dowser, and Firefighter/Paramedic Justin Montoya responded right away to free Bentley the Beagle from his predicament. Needless to say, Bentley's owners were very grateful and relieved!

Unfortunately, there is only a "before" photo of Bentley because he was so excited to be able to breathe freely again, he wouldn't stay still long enough for an "after" photo that wasn't blurry.



## **HUMAN SERVICES DEPARTMENT**

- The Montclair Youth Basketball League wrapped up its winter season with five teams participating in the Inland Valley Southern California Municipal Athletic Federation Tournament. There were many outstanding plays, nail-biting moments, and a lot of memories made throughout the season.

Special thanks go out to all of our volunteer coaches for their time and dedication to our program.

Montclair residents may register for the summer season on Saturday, April 8 at the Youth Center from 8 a.m. to noon. Thereafter, registration will be open to the public until Friday, April 28.

- On Wednesday, the Senior Center held its monthly birthday party with a St. Patrick's Day theme. Over 200 senior citizens were entertained by The Happy Tappers, and they enjoyed Irish music, games, a delicious lunch, and cake and ice cream.

With a bit o' Irish luck, some participants won door prizes.

## **POLICE DEPARTMENT**

- This past weekend, the Police Department partnered with Upland Police Department to participate in the 33<sup>rd</sup> Annual Baker to Vegas relay race. The race consisted of 283 teams from across the nation, as well as teams from Canada, Germany, Australia, and Belize.

The 120-mile race began 25 miles north of Baker, California on Highway 127 and extended through the desert into Shoshone, California and Pahrump, Nevada before culminating at the Hilton Hotel Convention Center in Las Vegas. The race consisted of 20 individual stages that ranged from 4 to 10 miles in length. The Montclair/Upland team had 20 runners, 5 alternate runners, 11 support personnel, and many family members and friends rooting for them!



L-R: Officer Chad Ebli, Officer Michael Pena, and Chief Robert Avels



The set-up, along a long desert highway

ECS:spa

*Here cometh April again, and as far as  
I can see, the world hath more fools in  
it than ever.*

**~ Charles Lamb**

## APRIL 2017

|  |  |                        |
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| 03   | City Council Meeting<br>Council Chambers   | 7:00 p.m.              |
| 05   | Community Action Committee Meeting<br>Council Chambers   | 7:00 p.m.              |
| 10   | Planning Commission Meeting<br>Council Chambers  | 7:00 p.m.              |
| 11   | City Manager's Staff Meeting<br>City Hall Conference Room  | 9:00 am.               |
| <b>14</b>  | <b>Good Friday</b>   |                        |
| 15   | Coffee With CURT (Curt Hagman, 4th District<br>Supervisor)<br>Montclair Police Department Community Room<br>4870 Arrow Highway | 8 a.m.<br>-<br>10 a.m. |
| <b>16</b>  | <b>Easter</b>  |                        |
| 17   | Real Estate Committee Meeting<br>City Hall Conference Room   | 5:30 p.m.              |
| 17   | Code Enforcement/Public Safety Committee Meeting<br>City Hall Conference Room  | 6:15 p.m.              |
| 17   | City Council Meeting<br>Council Chambers   | 7:00 p.m.              |
| 19   | Safety Committee Meeting<br>City Hall Conference Room  | 10:30 a.m.             |
| 20   | Public Works Committee Meeting<br>City Hall Conference Room  | 4:00 p.m.              |
| <b>22</b>  | <b>Earth Day</b>   |                        |
| 24   | Planning Commission Meeting<br>Council Chambers  | 7:00 p.m.              |
| 25   | City Manager's Staff Meeting<br>City Hall Conference Room  | 9:00 a.m.              |