



**REGULAR JOINT MEETING OF THE
CITY COUNCIL, SUCCESSOR AGENCY, MONTCLAIR HOUSING CORPORATION,
MONTCLAIR HOUSING AUTHORITY, AND MONTCLAIR COMMUNITY FOUNDATION**

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

Monday, December 1, 2025
7:00 p.m.

If you want to provide comments on an agenda item, including public hearing and closed session items, please complete a Speaker Card located in the Council Chambers. The Mayor/Chair (or the meeting's Presiding Officer) will call on those who submitted requests to speak at the appropriate time during the meeting. Written comments (200-word limit per agenda item, and 200-word limit for all non-agenda items combined) can also be emailed to cityclerk@cityofmontclair.org at least one hour before the meeting begins.

*Watch Council meetings live on the City's official YouTube Channel at <https://www.youtube.com/cityofmontclair>, or via Zoom using the following information: **Zoom Link:** <https://zoom.us/j/93717150550> / **Dial Number:** 1 (669) 900-6833 / **Meeting ID:** 937-1715-0550. Please be advised that those watching via Zoom do so at their own risk. The meeting will not be suspended or cancelled if any technical issues occur during the meeting. Video recordings of Council meetings are available on the City's website and can be accessed by the end of the business day following the meeting at <https://www.cityofmontclair.org/council-meetings/>.*

AGENDA

- I. CALL TO ORDER** City Council [CC], Successor Agency Board [SA],
Montclair Housing Corporation Board [MHC],
Montclair Housing Authority Commission [MHA],
Montclair Community Foundation Board [MCF]

II. INVOCATION

In keeping with our long-standing tradition of opening our Council meetings with an invocation, this 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 endorses any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS

VI. PUBLIC COMMENT

*During Public Comment, you may comment on any subject that **does not** appear on this agenda. Each speaker has up to five minutes. The meeting's presiding officer may provide more or less time to accommodate speakers with special needs or a large number of speakers waiting in line. (Government Code Section 54954.3). Under the provisions of the Brown Act, the meeting bodies are prohibited from participating in substantial discussion of or taking action on items not listed on the agenda.*

VII. PUBLIC HEARINGS

Page No.

- A. First Reading — Consider Ordinance No. 25-1013 Amending the Montclair Municipal Code to Regulate the Parking of Oversized Vehicles and Unattached Trailers on Public Streets [CC]**

Consider Setting a Public Hearing for Second Reading and to Consider Adoption of Ordinance No. 25-1013 on Monday, December 15, 2025, at 7:00 p.m. in the City Council Chambers [CC]

- B. First Reading — Consider Ordinance No. 25-1014 Amending the Zoning Code by Repealing and Replacing Chapter 11.23 of the Montclair Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units in Residential Zones (Case No. 2025-03) [CC]
- Consider Continuing First Reading of Ordinance No. 25-1014 to Tuesday, January 20, 2026, at 7:00 p.m. in the City Council Chambers [CC] 20
- C. First Reading — Consider Ordinance No. 25-1016 Amending Specific Chapters of Title 10 of the Montclair Municipal Code Related to the Adoption of Building Codes to Regulate Construction in the City of Montclair [CC]
- Consider Setting a Public Hearing for Second Reading and to Consider Adoption of Ordinance No. 25-1016 on Monday, December 15, 2025, at 7:00 p.m. in the City Council Chambers [CC] 22

VIII. CONSENT CALENDAR

- A. Approval of Minutes
1. Adjourned Meeting — November 3, 2025 [CC] 127
2. Regular Joint Meeting — November 3, 2025 [CC/SA/MHC/MHA/MCF] 128
- B. Administrative Reports
1. Consider Approval of Ratification of Warrant Register and Payroll Documentation [CC] 33
2. Consider Receiving and Filing the Montclair Police Department 2024-25 Military Equipment Annual Report Pursuant to GC §7072 [CC]
- Consider Authorizing the Scheduling of a Follow-Up Police Department Community Engagement Meeting on Wednesday, December 10, 2025, at 5:00 p.m. in the Emergency Operations Center Community Room at 4870 Arrow Highway, Montclair [CC] 34
3. Consider Receiving and Filing Fiscal Year 2024-25 Annual Reports for Montclair Community Facilities District Nos. 2011-1 (Paseos/Alexan) and 2011-2 (Arrow Station) [CC] 48
4. Consider Approval of the Montclair Housing Authority Fiscal Year 2024-25 SB 341 Compliance Report [CC/MHA] 53
5. Consider Review and Acceptance of the Montclair Housing Authority Annual Report for Fiscal Year 2024-25 [MHA] 62
- C. Agreements
1. Consider Approval of Agreement No. 25-76 with Ontario-Montclair School District to Provide Services Related to the Homeless Housing, Assistance and Prevention Program Round 3 (HHAP-3) Grant, Subject to Any Revisions Deemed Necessary by the City Attorney [CC]
- Consider Authorizing the City Manager to Sign Agreement No. 25-76 and Any Other Related Documents to Effectuate HHAP-3 Grant Programs [CC] 66
- D. Resolutions — None

IX. PULLED CONSENT CALENDAR ITEMS

X. COMMUNICATIONS

A. Department Reports

1. Human Services — Upcoming Events and Programs
2. Police — Dashing through Montclair

B. City Attorney

1. Request to Meet in Closed Session Pursuant to Gov. Code §54956.9(d)(2) Regarding Potential Litigation [CC]

One Potential Case

2. Request to Meet in Closed Session Pursuant to Gov. Code §54956.9(d)(4) Regarding Potential Litigation [CC]

One Potential Case

3. Request to Meet in Closed Session Pursuant to Gov. Code §54956(d)(1) Regarding Pending Litigation [CC]

Ibanez v. Montclair

C. City Manager/Executive Director

D. Mayor/Chairperson

E. Council Members/Directors

F. Committee Meeting Minutes (*for informational purposes only*)

1. Personnel Committee Meeting — November 17, 2025 [CC]

126

XI. CLOSED SESSION

XII. CLOSED SESSION ANNOUNCEMENTS

XIII. ADJOURNMENT

The next regular joint meeting of the City Council, Successor Agency Board, Montclair Housing Corporation Board, Montclair Housing Authority Commission, and Montclair Community Foundation Board will be held on Monday, December 15, 2025 at 7:00 p.m.

Reports, backup materials, and additional materials related to any item on this Agenda distributed to the meeting bodies after publication of the Agenda packet are available for public inspection in the Office of the City Clerk between 7:00 a.m. and 6:00 p.m., Monday through Thursday. Please call the City Clerk's Office at (909) 625-9416 or send an e-mail to cityclerk@cityofmontclair.org to request documents via e-mail.

If you need special assistance to participate in this meeting, call the City Clerk's Office at (909) 625-9416 or e-mail cityclerk@cityofmontclair.org. Notification 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, Andrea M. Myrick, 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 City's website at <https://www.cityofmontclair.org/agendas/> and on the bulletin board adjacent to the north door of Montclair City Hall at 5111 Benito Street, Montclair, CA 91763 on Thursday, November 20, 2025.