

MINUTES OF THE REGULAR JOINT MEETING OF THE MONTCLAIR CITY COUNCIL, SUCCESSOR AGENCY AND MONTCLAIR HOUSING CORPORATION BOARDS, MONTCLAIR HOUSING AUTHORITY COMMISSION, AND MONTCLAIR COMMUNITY FOUNDATION BOARD HELD ON MONDAY, SEPTEMBER 21, 2020, AT 7:00 P.M. IN THE MONTCLAIR SENIOR CENTER, 5111 BENITO STREET, MONTCLAIR

I. CALL TO ORDER

Mayor/Chair Dutrey called the meeting to order at 7:00 p.m.

II. INVOCATION

The invocation was provided by **Pastor Joe McTarsney, Calvary Montclair.**

III. PLEDGE OF ALLEGIANCE

Council Member/Director Martinez led those in attendance in the Pledge.

IV. ROLL CALL

Present: Mayor/Chair Dutrey; Mayor Pro Tem/Vice Chair Raft; Council Members/Directors Ruh, Johnson, and Martinez

City Manager/Executive Director Starr; Director of Administrative Services and Human Resources Hamilton; Finance Manager Kulbeck; Public Works Director/City Engineer Castillo; Community Development Director Diaz; Deputy Director of Community and Economic Development Caldwell; Human Services Director Richter; Senior Management Analyst Fuentes; City Attorney Robbins; City Clerk Phillips

V. PRESENTATIONS

A. West Valley Mosquito and Vector Control District Update

Mr. Brian Reisinger, Community Outreach Coordinator, **West Valley Mosquito and Vector Control District**, reported that 11 positive samples of malaria have been found in Chino. He warned that the most prevalent mosquitos this year are aggressive and remain active day and night, are able to bite multiple times in one feeding, and breed in standing water. He encouraged community members to dump any standing water around their homes and to call the District at (909) 625-0307 with any questions or to report an infestation.

Council Member Johnson asked if there is a certain season or time of year when mosquitos are active.

Mr. Reisinger stated the current environmental conditions are a perfect storm for mosquitos to thrive, including families spending more time outside in their yards during quarantine, high humidity, and high nighttime temperatures. He stated as the weather cools in October and November the population should reduce.

Council Member Ruh asked if lily ponds would attract mosquitos.

Mr. Reisinger advised any standing water including decorative ponds, birdbaths, and planters would be attractive breeding grounds for mosquitos.

Mayor Dutrey thanked **Mr. Reisinger** for his report.

VI. PUBLIC COMMENT

- A. **Mr. Bruce Culp**, resident, stated he feels the pandemic is not under control and would like the meetings to remain accessible to residents via Zoom, even if meetings are held in person. He advised the COVID-19 death toll in the United States has just surpassed 200,000.

VII. PUBLIC HEARINGS

- A. Setting a Public Hearing for Monday, October 5, 2020, and Continuing Adoption of Resolution No. 20-3285 Approving Tentative Tract Map No. 20273 to Subdivide a 6.68-Acre Site into Six Numbered Parcels and One Lettered Lot for a Public Park and Approving Precise Plan of Design No. 2017-20 and a Parking Management Plan for a Mixed-Use Project Within the Station District of the North Montclair Downtown Specific Plan to Said Public Hearing**

Mayor Dutrey declared it the time and place for a public hearing related to Resolution No. 20-3285 and invited members of the audience to provide comments.

There being no one in the audience wishing to speak and no written comments submitted in relation to this item, Mayor Dutrey closed the public hearing and returned the matter to the City Council for consideration.

Moved by Council Member Ruh, seconded by Mayor Pro Tem Raft, and carried unanimously, the City Council set a public hearing for Monday, October 5, 2020, and continued adoption of Resolution No. 20-3285 approving Tentative Tract Map No. 20273 to subdivide a 6.68-Acre Site into six numbered parcels and one lettered lot for a public park and approving Precise Plan of Design No. 2017-20 and a Parking Management Plan for a mixed-use project within the Station District of the North Montclair Downtown Specific Plan to said public hearing.

- B. Adoption of Resolution No. 20-3288 Adopting Findings of Fact Pursuant to the California Environmental Quality Act, Certifying the Final Environmental Impact Report for the Montclair Place District Specific Plan, and Adopting a Statement of Overriding Considerations and a Mitigation Monitoring Program (Case No. 2018-13)**

Adoption of Resolution No. 20-3289, a General Plan Amendment Changing the Land Use Designation for 104.35 Acres Bounded by and Including the Right-of-Way of Monte Vista Avenue on the West, the I-10 Freeway on the South, the Right-of-Way of Central Avenue on the East, and the Existing Centerline of Moreno Street on the North (31 Parcels) from "Regional Commercial" to "Planned Development"

Adoption of Resolution No. 20-3290, an Amendment to Remove 104.35 Acres from Within the Boundaries of the North Montclair Specific Plan

First Reading - Consider Ordinance No. 20-991, an Amendment to the Official Zoning Map Changing the Land Use Designation of 104.35 Acres of the North Montclair Specific Plan Bounded by and Including the Right-of-Way of Monte Vista Avenue on the West, the I-10 Freeway on the South, the Right-of-Way of Central Avenue on the East, and the Existing Centerline of Moreno Street on the North (31 Parcels) from "C-3" (General Commercial) to "Specific Plan"

First Reading - Consider Ordinance No. 20-992 Adopting the Montclair Place District Specific Plan for a 104.35-Acre Site Bounded by and Including the Right-Of-Way of Monte Vista Avenue on the West, the I-10 Freeway on the South, the Right-of-Way of Central Avenue on the East, and the Existing Centerline of Moreno Street on the North (31 Parcels) Under Case No. 2018-13

Setting a Public Hearing for Second Reading and Adoption of Ordinance Nos. 20-991 and 20-992 for Monday, October 5, 2020, at 7:00 p.m.

Mr. Colin Ramsey, Dudek, led a PowerPoint presentation summarizing the California Environmental Quality Act and Environmental Impact Report processes in relation to the Montclair Place District Specific Plan (MPDSP) project.

Mayor Dutrey asked if this would have a significant impact on school populations.

Community Development Director Diaz advised developers within the project area must pay impact fees that go to the schools.

Council Member Ruh emphasized the state's need for housing and stated he does not support reducing the housing allocation. He noted the school populations are currently decreasing so there may not be a need to build more schools.

City Manager Starr concurred, and advised City staff will work with the school districts when any housing projects are proposed. He noted there may be a need to simply expand capacity at existing schools based on anticipated population growth.

Mr. Stefanos Polyzoides, Moule & Polyzoides Architects and Urbanists, led a presentation overview of the MPDSP including street layout, design principles, general vision of the plan, public and open spaces, phasing of building out the plan area, and development standards in the plan area.

Council Member Johnson asked if parking would be adequate before any parking structures are built.

Mr. Polyzoides advised the projects would be phased in and the area will encourage walking.

Council Member Johnson stated she appreciates the slow transition allowing for adaptation to changes being implemented in the area. She noted she supports the inclusion of affordable housing and parks.

Council Member Ruh stated that based on current trends, the future of transportation will not support a need for parking, noting ridesharing, biking, walking, and mass transit are becoming more prevalent. He asked if parking ratios could be changed or reduced in the future, so that parking areas could be repurposed in the future when they become redundant.

Mr. Polyzoides stated the advantage of phasing in the project is that changes can be made as the times change. He noted in Pasadena, a second planned parking garage was not built because the first was not being utilized as much as anticipated, as people were walking and using public transportation in the area.

Council Member Ruh concurred, noting the same changes are happening in the retail environment with shoppers going online instead of shopping in stores. He pointed out the advantage of allowing for more housing to be built and noted affordable housing is needed in this area for the types of jobs available in the City.

Mr. Jon Prystasz, Development Associate, **CIM Group**, owner of the Montclair Place mall and majority property owner within the plan area, congratulated the Mayor, City Council, and staff for putting forth and considering such an elaborate, visionary, timely, and necessary plan. He noted there is a need to address the changing nature of the retail environment and reinvent the role of the regional mall to address the state's housing shortage. He noted the plan provides flexibility to respond to changing market forces, and stated **CIM Group** is in support of the MPDSP and applauds the City and its consultants for helping to revitalize this crucial district.

Mayor Dutrey declared it the time and place set for a public hearing to consider Resolution Nos. 20-3288, 20-3289, and 20-3290; and Ordinance Nos. 20-991 and 20-992, and invited members of the audience to provide comments.

Mr. Bruce Culp, resident, spoke in support of the project, especially the housing aspect. He stated one of his concerns relates to parking as with most projects that increase population in a small area. He noted he is also concerned about environmental impacts and would like to see the City hold developers to standards that call for projects that use clean energy.

There being no one else in the audience wishing to speak and no written comments submitted in relation to this item, Mayor Dutrey closed the public hearing and returned the matter to the City Council for consideration.

Mayor Dutrey complimented the project, noting it is a big vision based on projections about retail, jobs, housing, and transportation. He noted the mall is an economic engine for the Inland Empire and helps to maintain it as a destination to visit. He noted Montclair had the first multi-screen movie theater in the area, as well as a regional mall. He noted the City is working on securing federal funding to complete the **Gold Line** to Montclair, which he believes could get here by 2028.

Mayor Pro Tem Raft stated that after 28 years serving on the City Council, the last few years have been the most exciting and she is looking forward to all of the great changes to come.

Council Member Martinez commended the MPDSP as a well thought out plan that is forward-thinking and cautious. She noted with all of the uncertainties related to the economy, a phased-in approach is appreciated.

Council Member Ruh reminisced about the history of the mall since it opened in 1968 and the many advantages it has, including close proximity to the I-10 freeway that has allowed it to grow to become a regional focal point. He noted the **Gold Line** getting to Montclair is essential to the success of this project.

Moved by Mayor Dutrey, seconded by Council Member Ruh, and carried unanimously by roll call vote, the City Council took the following actions:

1. Adopted Resolution No. 20-3288 adopting findings of fact pursuant to the California Environmental Quality Act, certifying the Final Environmental Impact Report for the Montclair Place District Specific Plan, and adopted a statement of overriding considerations and a mitigation monitoring program (Case No. 2018-13).
2. Adopted Resolution No. 20-3289, a General Plan Amendment changing the Land Use Designation for 104.35 acres bounded by and including the right-of-way of Monte Vista Avenue on the west, the I-10 Freeway on the south, the right-of-way of Central Avenue on the east, and the existing centerline of Moreno Street on the north (31 Parcels) from "Regional Commercial" to "Planned Development".
3. Adopted Resolution No. 20-3290, an amendment to remove 104.35 acres from within the boundaries of the North Montclair Specific Plan.
4. Read Ordinance No. 20-991 by number and title only, waived further reading, and declared this to be its first reading.

First reading of Ordinance No. 20-991 was unanimously adopted by the following roll call vote:

AYES:	Johnson, Martinez, Ruh, Raft, Dutrey
NOES:	None
ABSTAIN:	None
ABSENT:	None

5. Read Ordinance No. 20-992 by number and title only, waived further reading, and declared this to be its first reading.

First reading of Ordinance No. 20-992 was unanimously adopted by the following roll call vote:

AYES:	Johnson, Martinez, Ruh, Raft, Dutrey
NOES:	None
ABSTAIN:	None
ABSENT:	None

6. Set a public hearing for second reading and adoption of Ordinance Nos. 20-991 and 20-992 for Monday, October 5, 2020, at 7:00 p.m.

Council Member Ruh left the meeting at 8:45 p.m.

C. First Reading – Consider Ordinance No. 20-993 Amending the Qualifications to Serve on the Montclair Planning Commission

Setting a Public Hearing for Second Reading and Adoption of Ordinance No. 20-993 for Monday, October 5, 2020, at 7:00 p.m.

Mayor Dutrey declared it the time and place set for public hearing related to Ordinance No. 20-993 and invited comments from the public.

There being no one in the audience wishing to speak and no comments submitted in relation to this item, Mayor Dutrey closed the public hearing and returned the matter to the City Council for its consideration.

Moved by Council Member Johnson, seconded by Mayor Pro Tem Raft, and carried that Ordinance No. 20-993 be read by number and title only, further reading be waived, and this be declared its first reading; and that the City Council set a public hearing for Monday, October 5, 2020, at 7:00 p.m. to consider second reading and adoption of Ordinance No. 20-993.

First reading of Ordinance No. 20-993 was unanimously adopted by the following roll call vote:

AYES:	Johnson, Martinez, Raft, Dutrey
NOES:	None
ABSTAIN:	None
ABSENT:	Ruh

Council Member Ruh returned at 8:47 p.m.

VIII. CONSENT CALENDAR

Moved by Council Member/Director Johnson, seconded by Mayor Pro Tem/Vice Chair Raft, and carried unanimously 5-0 by the following roll call vote for approval of the Consent Calendar as presented:

AYES:	Martinez, Johnson, Ruh, Raft, Dutrey
NOES:	None
ABSTAIN:	None
ABSENT:	None

A. Approval of Minutes

1. Regular Joint Meeting — September 8, 2020

The City Council, Successor Agency Board of Directors, Montclair Housing Corporation Board of Directors, Montclair Housing Authority Commissioners, and Montclair Community Foundation Board of Directors approved the minutes of the September 8, 2020 regular joint meeting.

B. Administrative Reports

1. Receiving and Filing of City Treasurer's Report

The City Council received and filed the City Treasurer's Report for the month ending August 31, 2020.

2. Approval of City Warrant Register and Payroll Documentation

The City Council approved the City Warrant Register dated September 21, 2020, totaling \$1,663,693.29; and the Payroll Documentation dated August 16, 2020, amounting to \$614,209.90 gross, with \$418,595.40 net being the total cash disbursement.

3. Receiving and Filing of Successor Agency Treasurer's Report

The City Council acting as successor to the Redevelopment Agency Board received and filed the Successor to the Redevelopment Agency Treasurer's Report for the month ending August 31, 2020.

4. Approval of Successor Agency Warrant Register

The City Council acting as successor to the Redevelopment Agency Board approved the Successor to the Redevelopment Agency Warrant Register dated 08.01.20–08.31.20 in the amounts of \$7,338.73 for the Combined Operating Fund and \$0.00 for the Redevelopment Obligation Retirement Funds.

5. Receiving and Filing of MHC Treasurer's Report

The MHC Board received and filed the MHC Treasurer's Report for the month ending August 31, 2020.

6. Approval of MHC Warrant Register

The MHC Board approved the MHC Warrant Register dated 08.01.20–08.31.20 in the amount of \$60,428.22.

7. Receiving and Filing of MHA Treasurer's Report

The MHA Commissioners received and filed the MHA Treasurer's Report for the month ending August 31, 2020.

8. Approval of MHA Warrant Register

The MHA Commissioners approved the MHA Warrant Register dated 08.01.20–08.31.20 in the amount of \$0.00.

9. Receiving and Filing the 2020 Local Agency Biennial Notice and Directing Staff to Amend the City's Conflict of Interest Code Pursuant to the Political Reform Act

The City Council received and filed the 2020 Local Agency Biennial Notice and directed staff to amend the City's Conflict of Interest Code pursuant to the Political Reform Act.

C. Agreements — None

D. Resolutions — None

IX. PULLED CONSENT CALENDAR ITEMS — None

X. RESPONSE

A. Consider Receiving and Filing a Response to City Council Inquiry Regarding the Resumption of In-Person City Council Meetings and the Reopening of City Facilities to the Public Amidst the Novel Coronavirus Pandemic, and Providing Direction to Staff in Relation Thereto

City Manager Starr reported on the current status of the pandemic in San Bernardino County, noting it is not staff's recommendation to open City facilities or meetings to the public until the County enters the red and orange tiers.

Mayor Dutrey led a discussion among the City Council regarding resuming in-person council meetings in the Council Chambers with new safety measures in place including acrylic shields at the dais and staff tables, reduced seating capacity, and overflow space with live video stream of meeting in the lobby. It was the consensus of the City Council to continue holding regular meetings using the Zoom platform; to consider implementing a live streaming option for remote viewing of meetings when they resume in-person; and to revisit the discussion of reopening of City facilities and parks after the County enters the red tier.

XI. COUNCIL WORKSHOP

A. Presentation by David Turch & Associates, City's Federal Legislative Advocate

Moved by Council Member Ruh, seconded by Mayor Pro Tem Raft, and carried unanimously 5-0, the City Council continued this presentation to an adjourned meeting to take place remotely via Zoom teleconference on Monday, October 5, 2020, at 5:45 p.m.

XII. COMMUNICATIONS

A. Department Reports — None

B. City Attorney — None

C. City Manager/Executive Director — None

D. Mayor/Chair

Mayor Dutrey made the following comments:

1. He recognized the recent passing of **U.S. Supreme Court Justice Ruth Bader Ginsburg** and noted tonight's meeting would be adjourned in her memory.
2. He offered prayers of remembrance to the **Martinez** family in memory of the late Council Member **Trisha Martinez**.

E. City Council/Successor Agency Board/MHC Board/MHA Board/MCF Board

1. Council Member/Director Ruh made the following comments:
 - (a) He advised the city of Pomona is establishing its own power company claiming it can provide power for 50 percent of **Southern California Edison's** rate. He suggested Montclair look into it for the benefit of its residents.
 - (b) He commemorated **Justice Ginsburg** by providing a brief biography of her career accomplishments.
2. Council Member/Director Johnson made the following comments:
 - (a) She stated September is Voter Registration Month and encouraged the community to update their registration if they are already registered and have changed their name or moved recently. She advised voter registration can be done online.
 - (b) She announced the **Montclair Chamber of Commerce** is holding an e-waste collection event on Saturday and Sunday, September 26 and 27, from 9:00 a.m. to noon.
3. Council Member/Director Martinez stated today is the one-year anniversary of her mother, Council Member **Trisha Martinez's** passing, and she felt it appropriate to honor her mother along with **Justice Ginsburg**, an amazing civil rights activist. She stated that she and her mother were inspired by **Justice Ginsburg**, who was a pioneer for women, attorneys, and politicians, and paved the way for people like them to run for public office.

F. Committee Meeting Minutes — None

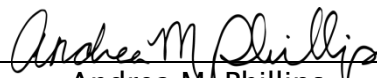
XIII. ADJOURNMENT

At 9:39 p.m., Chair Dutrey adjourned the Successor Agency Board, Montclair Housing Corporation Board, Montclair Housing Authority Commission, and Montclair Community Foundation Board.

At 9:39 p.m., Mayor Dutrey adjourned the City Council to Monday, October 5, 2020, at 5:45 p.m. for a Council Workshop presentation by David Turch & Associates, the City's federal legislative advocate.

The meeting was adjourned in memory and honor of **U.S. Supreme Court Justice Ruth Bader Ginsburg**.

Submitted for City Council/Successor Agency Board/Montclair Housing Corporation Board/Montclair Housing Authority Commission/Montclair Community Foundation Board approval,



Andrea M. Phillips
City Clerk