

MINUTES OF THE SPECIAL JOINT MEETING OF THE MONTCLAIR CITY COUNCIL AND PLANNING COMMISSION HELD ON WEDNESDAY, DECEMBER 15, 2021, AT 6:01 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

I. CALL TO ORDER

Mayor Dutrey called the meeting to order at 6:01 p.m. Planning Commissioner Sahagun led those assembled in the Pledge of Allegiance.

II. ROLL CALL

Present: Mayor Dutrey; Mayor Pro Tem Ruh; Council Members/Directors Johnson, Martinez, and Lopez; Planning Commission Vice Chair Sanchez; Commissioners Sahagun and Patel

City Manager Starr; Finance Manager Kulbeck; Director of Community Development Diaz; Director of Human Services Richter; City Attorney Robbins; City Clerk Myrick

Absent: Planning Commission Chair Martinez (arrived at 6:45 p.m.); Commissioner Eaton

III. PRESENTATIONS

A. Update on the Housing Element of the General Plan

Ms. Sarah Walker, Project Manager, **National Community Renaissance (National CORE)**, provided a PowerPoint-guided presentation discussing the legal requirements to update the Housing Element, including the Regional Housing Needs Analysis (RHNA); the goals of the 2021-2029 Housing Plan; and the benefits of submitting a certified Housing Element to the **California Department of Housing and Community Development (HCD)**. The City's land inventory with proposed new housing units to meet the RHNA was also included.

Planning Commission Chair Martinez arrived at 6:45 p.m.

Commissioner Sahagun suggested the City focus on improving transportation options for residents of the southern part of the City to support the newly-proposed housing additions to that area.

Commissioner Patel asked if the recent changes in rent and income levels over the past two years due to the pandemic will impact the rent costs and income level requirements for affordable housing.

Ms. Walker indicated the state sets the income standards and pricing for affordable housing.

Mayor Dutrey stated the City is not in the housing business but rather assists with planning and providing assistance and guidance for developers; nevertheless, the state has put the burden of increasing housing stock on cities. The state Attorney General has initiated a task force to enforce these standards and penalize cities and counties that do not comply.

Council Member Johnson asked how income levels would be determined for locations in the City.

Ms. Walker advised the City is taking a mixed-income approach, noting there may be various types of units in a complex to accommodate different income levels.

Mayor Pro Tem Ruh emphasized the need for affordable housing so that those who work in the City can afford to live here. He asked if manufactured housing would be a good option for affordable housing.

Ms. Walker noted manufactured and prefabricated homes are faster to build, but currently tend to be more expensive than wood-framed construction. She suggested they could become more affordable.

Council Member Lopez asserted his frustration that the state is compelling local governments to do more to fix the housing crisis. He received clarification on categorizing accessory dwelling units as affordable because they tend to be used by family members at no cost.

Mayor Pro Tem Ruh argued that cities need to encourage developers to build affordable housing, and the state is getting involved because too many cities are actively working to discourage it.

Mayor Dutrey asked how the City would ensure mixed-use zones do not become a “one or the other” situation?

Director of Community Development Diaz advised that developers would have the option to have mixed-use in those zones.

Mayor Dutrey stated housing would not generate the revenue to support the increased demand for services.

Mr. Kaiser Rangwalla, Principal of **Rangwalla Associates**, the City’s General Plan Update consultant, noted that the City Council now has a unique opportunity to address this issue because the General Plan and Housing Element will be updated in sync with one another when they are typically on different schedules.

Mayor Dutrey and Council Member Lopez suggested allowing local churches to offer housing on their properties to increase the City’s affordable housing inventory.

Mayor Dutrey invited the public to provide comments on the presentation.

Mr. Bruce Culp, resident, indicated his support of the state’s decision to mandate cities to increase affordable housing stock, noting that many developers are willing to build it.

Mr. Jonathan Cook, **Palladium Development**, stated his firm just purchased a property in Montclair and is willing to work with the City to ensure a desirable mixed-use housing project.

Ms. Pamela Ziessler, resident, stated she has a large property in the City and owns horses. She expressed her concern that the neighboring property owner could take her property to build affordable housing units.

Mr. James Park, **STG Auto**, indicated concern that the City is changing the zoning of his property after he has already invested time and money into opening his business.

Mayor Dutrey advised the Housing Element would not compel him to change his current use and recommended he speak to Director of Community Development Diaz if he has any questions.

Ms. Brigitte Thurn, real estate agent for **Mr. Ibrahim Nabham**, asked if 5093 Mission Boulevard would stay commercial or if it would be converted to residential.

Mayor Dutrey stated it would not be appropriate to discuss entitlement issues for specific properties at this meeting.

Mayor Dutrey thanked **Ms. Walker** for her presentation.

IV. PUBLIC COMMENT — None

V. BUSINESS ITEMS

- A. **Consider Adoption of Resolution No. 21-3330 Making Factual Findings in Compliance with AB 361 and Establishing Procedures for Continuation of Public Meeting Teleconferencing During Public Health Emergencies, Including the COVID-19 Public Health Emergency, for the Period of December 15, 2021, through January 14, 2022**

Mrs. Carolyn Raft, Trustee, **West Valley Mosquito and Vector Control District (WVMVCD)**, stated she supports the City Council

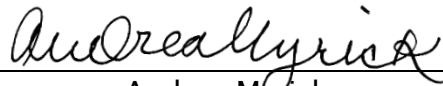
having these procedures in place during the pandemic and noted WVMVCD is doing the same.

Moved by Mayor Pro Tem Ruh, seconded by Mayor Dutrey, and carried 5-0, the City Council adopted Resolution No. 21-3330 establishing procedures for continuation of public meeting teleconferencing during public health emergencies, including the COVID-19 public health emergency, for the period of December 15, 2021, through January 14, 2022.

VI. ADJOURNMENT

At 7:32 p.m., Mayor Dutrey adjourned the City Council and Planning Commission.

Submitted for City Council approval,



Andrea Myrick
City Clerk