

Montclair General Plan



Interview Notes

As part of the General Plan and Arrow Highway Mixed Use Specific Plan process, the consultant interviewed a diverse cross section of community stakeholders. The purpose of the interviews was to engage stakeholders in an open and candid discussion to better understand existing visions, barriers to implementation, and opportunities.

In July and August 2018, the consultant interviewed property owners, tenants, business owners, and civic and community leaders. This memorandum summarizes the key themes and comments heard during that process. The memorandum focuses on identifying patterns among the comments and does not attribute any comments to specific individuals.

The responses are noted as is (with very light editing for reader's ease). Therefore, it is possible that some of the responses may be contradictory. The purpose of this report is to report all responses gathered during the interview, without any judgement.

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Q1. Describe a place you like in Montclair and what you like about the place?

North Montclair

- The northern section of Montclair, the area that lies north of the I-10 Freeway to the City's northern border (Richton Street), with Mills Avenue to the west and Central Avenue to the east, holds tremendous promise for the entire Montclair community. A large portion of this area is contained within the North Montclair Downtown Specific Plan (NMDSP) and the Montclair Place Specific Plan (currently under development). Not only does the area represent the future of housing for Montclair and the region, it provides easy access to a multimodal transit center and offers pedestrian and bicycle paths and a regional shopping

mall and entertainment center. When completed, the area will represent the core of Montclair’s Transit Oriented District (TOD), offering tremendous value and quality of life for the community. With its mix of high-density residential and mixed use development and a downtown that offers civic, shopping and entertainment components, North Montclair will evolve to represent a community that has embraced urbanism and environmental sustainability—a community that can aggressively compete with its larger, surrounding municipal agencies.

- The northeast residential neighborhood south of Palo Verde Street and north of San Bernardino Street (west of Vernon Street) is “just right.” The homes in this area have the right amount of variety, are older well-built, generally well-maintained with mature landscape and a sense of style. This area of the city encompasses the quintessential “American Dream” characteristics of a middle-class neighborhood where one would want to raise a family.
- The small public park within The Paseos development is designed extremely well. The park gives you a sense of nature within an urban setting.

Civic Center

- The area surrounding City Hall and the amenities it provides for the operation of local government, and the provision of recreational and social opportunities for the community is desirable. City Hall is not imposing building or complex, and its modest design reflects the general tone of the community as an unpretentious and comfortable place to be.

Events

- Montclair’s special events produce memorable places — events such as Memorial Day, Christmas Tree Lighting, or the Halloween event offer a time and place where families can

get together and celebrate. For many families, these events are the only special events they will attend. The events bring life to the community and contribute to a sense of place.

Other Locations

- The fruit park that sits behind Lehigh Elementary School is close to our office and easily walkable during lunch hour.

Q2. Describe a place you think needs improvement and describe how it might be improved?

Montclair Place

The most important place in the City that requires improvement/alteration is the mall. The lack of visible and tangible improvements to the mall has had a negative impact on leasing opportunities in the north Montclair commercial centers. It is hard for owners in nearby retail centers to attract quality tenants when the mall looks like a “ghost town.” The progression or improvement of the mall triggers more investment and development in the City. This was the case when the mall was constructed and when the mall was remodeled in 1984. It largely remains the case today. The amount of financial/development interest in Montclair is primarily assessed by the condition of Montclair Place. The recent approvals and demolition of the Macy’s building to make way for the new AMC theater is the first step in revitalizing the area.

South Montclair

- The City’s southern Sphere of Influence and certain southern portions of the City that were annexed over the past decade represent both rural and declining areas that offer a mix of acceptable, substandard and undesirable residential and business development and problematic lots sizes and lot shapes. The areas also lack adequate infrastructure, including street lighting, sewer system access, curb and sidewalks, and well-maintained roadways. The Sphere of Influence area unless annexed into the City, remains under administrative control of San Bernardino County. Recently annexed areas, however, would require a significant infusion of resources for infrastructure improvement. Due to rules of annexation, properties within annexed areas are effectively “grandfathered” — i.e.: the rules allow them to maintain their current land uses as legal, non-conforming uses. Until these properties become subject to development, there is little the City can do to improve the area beyond street-related improvements and code enforcement activities.

- The entire area near Mission Boulevard and Silicon Avenue, which was annexed into the City many years ago, needs to be renovated. Basic infrastructure is lacking. It is an example of an area which should never have been annexed into the City of Montclair unless sufficient funds were available to make the necessary improvements. Montclair should look at putting in the infrastructure, and work with the State of California HCD to improve the Mobile Home Park (MHP). Make the MHP Owners responsible for the clean up of that site. Work with the property owners in the area to clean up their property. The area is perfect for industrial uses and warehouses.
- As quality development occurs, the City can expect to see some long-term improvements. With land values rising in other areas, southern areas of the City may offer greater development interest. The General Plan Update is expected to help in redefining these areas to serve as an attractant to developers and landowner who may want to improve their properties. Development projects, like the future development of the Tiki Drive-In Theatre may do much to assist in attracting long-term development.

Residential Neighborhoods

- For the most part, the housing stock is of sound construction but is, or will soon be, in need of major upgrading to ensure viability for the future. The City needs to put in place achievable goals and objectives to encourage property owners to maintain and/or make quality physical improvements or restorations to their properties. Carefully crafted regulations are necessary to allow property owners to improve their homes in a manner that increases livability and strengthens the visual character of street and surrounding living environment. Along with the Planning team, Code enforcement plays a key role in this endeavor. Policies should be flexible to allow for creativity within limits.

Other Improvements

- More stop signs and stop lights are needed near school routes for safety issues.

Q3. Describe the changes you would like to see in Montclair?

Entitlement Community

- Montclair needs to develop its population base to qualify the City as an entitlement community (50,000+ population). As an entitlement community, the City will be able to compete individually for greater access to grants and other state and federal fiscal and program opportunities. Presently, the City often falls under the purview of San Bernardino County authorities for grant programs administration, particularly federally administered grants—typically, this means the City receives a limited base amount, with limited opportunities to compete competitively or receive higher allocations. The City’s current focus on high-density residential projects will assist Montclair in developing a larger population base. With residential development planned for Montclair Place as well as within the NMDSP area, the City may expect to reach a base population of 50,000 by the 2040 census.

Montclair Place

- The City’s current focus on development of its TOD and improvements to Montclair Place also need to be maintained. Development of the TOD will equip the City to remain economically viable through an offering of high density and mixed using housing, new retail choices, transportation and transit options that include a mix of commuter and light-rail, ride-sharing services, and local and regional bus services.
- Since the mid-1960s thru 2004, Montclair served as the regional commercial hub for the west end of San Bernardino County. The opening of other, more modern regional shopping centers in neighboring communities has significantly impacted Montclair’s fiscal future. Only by re-establishing the Montclair Place proper as a viable shopping, entertainment, restaurant, office, and residential “community” can the City reinvigorate the area and re-establish Montclair as a competitive economic force in the area. The North Montclair

Downtown Specific Plan (NMDSP) was the City's answer to dealing with the recalcitrance of the former mall owner in renovating the property. The NMDSP presented an opportunity to do what the City could to upgrade/reinvigorate the City without the involvement of the mall (because the owners had no interest in renovation as a result of their financial decisions). The NMDSP capitalizes on the existing transit system and adding rooftops to enhance the housing stock and add new rooftops.

Investment in South Montclair

- By the focus on North Montclair, it would appear that the City's interest only lies in this part of the community. However, multimillion dollar investment has already occurred in the south part of town in the past. In the late 1980's and 1990's the City invested heavily in Holt Boulevard to provide street improvements including new signalization, median islands, and under-grounded electrical distribution utilities. The City produced the Holt Boulevard Specific Plan for the area as well. More recently, (approximately 2013) staff completed a grade separation over the Union Pacific Railroad tracks between Holt Boulevard and Mission Boulevard. A grade separation is currently under construction over the Union Pacific tracks on Monte Vista Avenue between Holt and Mission Boulevard.

Corridors

- The former Redevelopment Agency conducted a commercial property improvement program exclusively targeting Holt Boulevard. Approximately 15 loans were made to property owners for improvements to their business/property. In addition, the City spend two decades addressing the issuing of the aging multifamily housing properties in the City directly north of Holt Boulevard. When the City finally achieved results with the existing housing stock, the City was able to see development of an unsubsidized single family home development on the north side of Holt Boulevard and the construction of four affordable housing projects which the former Redevelopment Agency initiated. A greater

percentage (if not all) Montclair residents should be encouraged to take pride in the appearances of their homes and apartments.

- On Mission Boulevard, the City and County jointly formed a redevelopment project for the purpose of completely rehabilitating Mission Boulevard corridor. Mission Boulevard previously had open drainage channels running down the middle of the street and lacked curb, gutter and sidewalk. The area was prone to severe flooding. The City installed a complete storm drain system, sewer, median islands, street lighting and new streets and signals. Over \$12 million were spent on these improvements. The City also adopted a Specific Plan for Mission Boulevard which was ultimately abandoned by the City Council.
- Given the attention focused on the Holt and Mission corridors, the City has now turned its attention of another area of the City requiring its attention-which is Arrow Highway. This interest corresponds to the City's retail challenges, as indicated, and to the implementation of the Gold Line project.

Quality of Life

- To attract younger families, Montclair needs to improve school performance and quality and access to parks. Underperforming larger parcels are not zoned for residential uses. Begin with a focus on few key intersections. Maintain the lower-scale of development on Central Avenue.

Quality of Place

- Montclair must continue to raise the bar for quality development and improvements made within the City. This has been a goal that City Planning staff has strived to implement over the past number of years. Our expectations need to higher while recognizing that we are

not necessarily trying to replicate somewhere else. Achieving better designs and quality materials that stand the test of time is not that difficult to achieve.

Workforce Development

- Need Workforce Development programs to provide Montclair's youth and young adults with work experiences while preparing them to enter jobs of their choice within growth sectors of the green & clean economy.

Fiscal, Physical, and Societal

Change should be pursued on three fronts: fiscal, physical and societal.

- Fiscal: The city should diversify its revenue streams so as not to be as dependent upon sales tax. Fiscal change also encompasses finding a way to eventually cover our PERS liabilities. This may mean doing a PERS Bond. It may mean that we seek ways to lower our PERS liabilities by combining with another city. In that light we may choose to do some type of a Joint Powers Authority (JPA) for specific services. In this way, our PERS liabilities may be spread over a larger entity. Fiscal change will also mean looking at ways to continue service while reducing costs. This may be achieved through technology.
- Physical: As for physical change, the appearance of the City, the City should embark on programs that can create walkability. Not just in the North Montclair Specific Plan District, but throughout the City. Physical should also include drought tolerant landscape; not just City owned property, but on any new development be it residential, commercial or industrial. Mowed green turf wastes water. All new development should eliminate mowed green turf. That mowed green turf can be replaced with drought tolerant landscape, native grasses, and synthetic turf. Physical change should also encompass bringing commercial developments closer to the street. This is being done on Arrow Highway with the Arrow Station development. It should be done for commercial as well. Bringing buildings closer to the street creates walkability, it creates a closer sense of

community. Physical change will also mean more plug-in stations, docking pods for self-driving cars; community gathering spots; and taking small in-fill sites and maximizing their use.

- Societal: Many residents are working class that commute to and from work. They are not always available by 6pm for programs. Many are only arriving home at 7pm. One can see this by visiting local supermarkets. At 8:30pm there are families doing their grocery shopping. We need to consider this in how we approach programs. Many are single-parent households. These families do not fit the cookie-cutter view of suburban life. We do a very good job with our programs in Montclair and cover a wide range of services. To meet all needs we may need to consider more weekend or evening hours. We also need to look at homeless services. The problem will not go away by itself. We must look at comprehensive services. We also need to create a situation where there is more compassion towards our residents. A resident may complain about a home not being painted. Instead of complaining, offer to buy the paint and supplies and help the person paint the house. Part of the societal change is not to monetize each resident. We cannot view residents in monetary terms; how much money they bring in from property tax gasoline tax, sales tax etc. Lower income families should not be forgotten in a push to bring in wealth. These lower income families work here. They work at the car washes, the retail stores, the small businesses. Many cannot afford basics. We need to bring a better understanding of their situation.

Q4. Where are the key development opportunities in Montclair?

North Montclair

- North Montclair offers the most immediate path to development opportunities for the Montclair community. Of immediate importance is revitalization of Montclair Place to serve as a catalyst for triggering economic improvement and development to other properties in the vicinity. The area is ripe for development as a TOD due to its proximity to the Montclair Transcenter—a multimodal regional transit hub that offers commuter heavy rail, ridesharing services, and local and regional bus services. The Transcenter is also the future eastern terminus for Gold Line light rail service—anticipated to be operational in early 2027. The Gold line will open up transit services to the San Gabriel Valley, Pasadena and Los Angeles; in contrast, the Metrolink provides services out of Montclair east to San Bernardino and west to Los Angeles’s Union Station.
- The City’s NMDSP has been the catalyst for development in North Montclair. The NMDSP also served as the reason CIM Group acquired Montclair Place. CIM Group is now moving forward with developing its own specific plan for Montclair Place, with the promise of developing new retail, entertainment, restaurants, offices, and housing.

Arrow Highway

- On the east side of Central Avenue, north of the I-10 Freeway and bounded by Benson Avenue to the east and the Upland border to the north, the City has the opportunity, through the General Plan Update, to establish a new specific plan area to shape future development of the target area. The Arrow Highway Specific Plan, in time, will give the City an opportunity to encourage one-of-a-kind local artisans and restaurateurs to locate in the City. It would be great if the City could attract an industrial user that generates sales tax as well.

South Montclair

- In the southern portion of Montclair, along the Holt and Mission Boulevard corridors, and within the City's Sphere of Influence, are areas that offer potential development opportunities for housing, industrial parks, warehouses, storage facilities, and retail. Properties in this area can be purchased at reasonable value, and the need for development is essential to bringing vitality to the area. While the area offers little opportunity for TOD-type development, it remains prime for future development that can support larger regional objectives in support of expansion at Ontario International Airport and the areas growing need for housing.
- Holt Boulevard is a prime corridor for development. It has good connectivity to both the Ontario Airport and destinations in Los Angeles County. Housing and neighborhood shops could re-vitalize the area. Housing would be more of the mixed use type. Retailing which caters to neighborhood needs would be a good fill for the area. Another development opportunity is to take advantage of the growing medical services/technology sectors. We have a hospital in Montclair and hospitals/medical facilities in the area around Montclair. We should do what we can to capitalize on medical related industries. Labs, high-tech medical equipment production facilities and the like. These are high-skill and high-paying jobs. We should also consider how to attract more college/university type of facilities to Montclair. These would be smaller satellite type of facilities. They are suited well to areas such as the Holt Corridor.
- Leverage the designation of "Opportunity Zones" to support existing businesses and attract new investment.

Q5. What kind of retail would you like to see more in the City?

- Quality, mixed retail development is essential to the future fiscal stability of the City, particularly improved retail in and around Montclair Place. While retail and its associated sales tax revenue have been the hallmark of the City's past fiscal viability, the decline of Montclair Place over the last 15 years has harmed the City's fiscal profile. CIM Group needs to identify the proper mix of retail, entertainment, restaurants and other services that will restore the property to a position of economic influence for the region. However, this re-evaluation of Montclair Place needs to encompass a range of options that include the long-term development of a downtown environment that takes advantage of, and encompasses the City's emerging TOD.
- The City has way too much vacant and underperforming retail in the older and new retail centers as well. To remain competitive, underutilized retail space may need to be renovated or repositioned into more productive retail or other uses.
- Increase in e-commerce will continue to challenge bricks-and-mortar retail. Montclair should look at experiential retail that provide place-based interactive and immersive experiences. Montclair should also look at having a variety of retail levels — price points for every demographic. In this way, one can help to safeguard a bit against the ups and downs in the retail market. When the economy is doing well, the upper middle to high end retail does well. When the economy is not doing well, the middle to lower end retail does well. By having retailers with price points for all demographics, we can weather the changes in the economy. It also entices people of any demographic group to shop in Montclair. As we are positioned very near to the San Gabriel Valley, we should look at retail which could bring in the Asian demographics. As for retail of the grocery store variety, we should look to determine if the small, specialty grocers such as Aldi, Trader Joes etc would have a fit in Montclair. Although nearby areas have Aldi, Trader Joes, Whole Foods,

Sprouts etc, there may be other similar grocery stores which would make a good fit in Montclair. Specialty bakeries such as Portos or 85C would do well in Montclair. Additionally restaurants such as Lazy Dog or Cheesecake Factory could be a draw. Perhaps not those specifically, but similar to those.

Q6. What type of housing could Montclair use more of?

Diverse Housing Types

- Montclair could use more diverse housing products. At the present, the City is largely composed of single family residential units built in the early 1960's. The housing stock is aging but, in the 1990's and early 2000's this fact made Montclair an ideal first-time home buyer community. Although the market has changed, the City remains a source of more reasonably priced housing for the western Inland Empire/Pomona Valley area. The existing housing stock could definitely benefit from increased improvement and investment. However, with the loss of Redevelopment Agency resources, the City does not have the revenue to offer housing rehabilitation programs. The City is NOT an Entitlement City for use of Community Development Block Grant (CDBG) funds. The County administers all or any CDBG housing funding. At this point, the City must rely on Code Enforcement efforts and the market to produce turnover in housing that results in neighborhood improvement.

Historic Context

- In the early 1990's, the Redevelopment Agency actually initiated a Neighborhood Renaissance program (a National Reinvestment Corporation program) in the City. The Redevelopment Agency funded the salaries, office space, and administration of the non-profit program. The purpose of utilizing a National Reinvestment Corporation as a tool was to leverage Redevelopment funds along with federal and commercial banking Community Reinvestment Act funds. The City was attempting to concentrate on improvement of the existing housing stock. The program which provided low interest rate loans for residential

improvement to homeowners was only mildly successful. Most homeowners here were loathe to encumber their property with debt. However, the City did provide a \$2,500 grant for emergency repairs which was hugely successful because the grant did not require repayment. After approximately 10 years, the Redevelopment Agency-initiated Neighborhood Reinvestment program was expanded to other communities.

- In 1993, the Redevelopment Agency also initiated and operated a “First Time Home Owners Program” with Pomona First Federal Bank (now US Bank). This program was successful, offering a second trust deed note to new home owners where repayment on the note declined the longer the owner stayed in the property. Approximately 200 loans were made.
- The Redevelopment Agency also took on another project in the City to purchase and rehabilitate multifamily properties for the purpose of creating affordable housing. The Agency purchased units, rehabilitated them and managed them through a nonprofit created by the City for this purpose. The City ended up buying many of the properties from owners (a.) unwilling to participate in maintenance associations developed by the City, (b) owners unwilling to make necessary improvements to their property, and (c.) foreclosures. The Redevelopment Agency placed covenants on the properties, primarily, restricting rental to very low income households. The City of Montclair Housing Corporation (a non profit corporation of the City) now maintains and operates the properties for affordable housing. Without a doubt, these locations continue to be the best maintained units in any neighborhood. The Montclair Housing Authority currently owns 100 units.
- The City also has an Inclusionary Ordinance. The Ordinance does allow developers to pay a fee, rather than provide, affordable housing units. The money raised from the Ordinance

primarily is used for long term maintenance repairs of the Montclair Housing Corporation properties.

- The demise of the Redevelopment Housing Fund eliminated this City's opportunity to offer additional housing programs or even seed money to non profits for the development of affordable housing.

Current Housing Needs

- At present, the City could use more affordable multifamily housing as well as higher income housing to round out its housing opportunity base. It is unlikely that the City will see the development of higher income single family residential homes. The City lacks the space for any major new single family development. However, the City could see development of some higher income multifamily product. It could be beneficial for the Council to consider a stronger approach to the development of actual inclusionary housing units that result in the production of lower income units within developments of new market-priced housing.
- Montclair's current focus on high-density development in North Montclair is the right type of development for the City's emerging Transit District—this type of housing also represents the future of housing for transit oriented districts—a TOD is currently under development in North Montclair. High-density development will bring in the required population to make a TOD work and to allow the retail, entertainment and office spaces envisioned for North Montclair to thrive. High-density housing is also an economic driver for many other development activities envisioned for North Montclair.
- At the same time, the City needs to remain cognizant of the need to improve its current housing stock to the degree that the City can make improvements through enforcement of

maintenance standards. These efforts need to be directed not only at single family residential units, but also at the City's established base of multi-family complexes.

- Development of single family neighborhoods and condominium and townhouse projects in other areas of the City should also be continued.
- Future housing in the City should not have a negative impact on the City's General Fund in terms of revenue produced and demand for services. The City needs to be smart about adding housing that stabilized the budget. The City should further impose strict development guidelines for management practices for multi-family projects. The City should also needs to be cautious about developing single-family projects that has insufficient parking or users that refuse to maintain the front lawn. Examples of these can be found at Mission and Ramona behind McDonalds and the northwest corner of Central and Howard.
- Montclair needs range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable living. These types provide diverse housing options along a spectrum of affordability, including duplexes, triplexes, fourplexes, and bungalow courts, to support walkable communities, locally-serving retail, and public transportation options.
- Montclair is now for all real purposes a majority renter community. Our home prices have out stripped the ability of people to purchase them. In that light alone we need more affordable ownership housing. This will be met with much resistance, but it is the law and it is the morally right thing to do. The people who work in Montclair cannot afford to live in Montclair. If a person is good enough to work at a restaurant, a retail store, a car wash, a bank etc, then they are good enough to live in Montclair. While those incomes are

more suited to some type of rental housing, we do have people making \$45,000-\$55,000 a year who cannot afford to purchase a home. Affordable ownership housing is not difficult to achieve. We can increase densities, use pre-fab construction similar to what Google is doing in Mountain View California.

- Our schools are seeing declining enrollment simply because families cannot afford to purchase a home. This trend has to be reversed. If our own workforce cannot afford to live here, we have a problem. Expensive housing does not mean low quality. Affordable housing does not mean low quality. We cannot continue to have workers which must commute from other areas to work here – especially at the lower wage level. One will make the argument to create higher wage jobs. Even if that is done, where will the retail workers live? The bank tellers, the middle management types live? Inclusionary Zoning is not the answer. Inclusionary Zoning does not take into account all of those who work in the lower wage sector. We need to identify a site for a homeless shelter and build the shelter. It is wrong to send the homeless to programs in Lake Elsinore. We need to create our own programs. It is wrong to say that Montclair will do the soft uses; counseling, medical treatment etc and leave the actual shelter to another city.

Q7. Are you, your organization, or your organization’s membership interested in participating in future planning and implementation activities or events?

Majority of the respondents are committed to the General Plan Update and are available to participate in its future planning and implementation.

Our Lady of Lourdes, and the Knights of Columbus may be interested. The General Plan should involve the Montclair Chamber of Commerce; the Kiwanis Club; the Montclair High

School boosters; the Montclair Townhome association board; Paseos and Arrow Station residents; the City's two commissions (Planning and Community Activity); the City's Por La Vida program; the senior citizens participating in the Senior Lunch program; and the youth who participate in the City's after school program and youth center.

Q8. What are the greatest challenges and opportunities for business owners in the City?

- The greatest challenge is the Internet, changing consumer-buying habits, competition of other city's retail project, and the homeless population.
- The older specific plans have outdated parking, building height and design standards. For example: the Holt Boulevard Specific Plan.
- Parking standards for larger industrial uses are excessive — they should be recalibrated based on demand.
- The City needs to be more flexible to be able to adapt to changes in the economy and demographics.
- Lower the costs for business license and building permits.

Q9. What share of your patronage is from Montclair?

25% to 50%

Other Comments

- Security is the number one concern for renters and new home buyers in Montclair. Surge in property crime (“homeless people stealing stuff”) needs to be addressed.
- Help new generation understand benefits of nutritious food and improve access to healthy food.
- Montclair is a “business friendly” city.
- Businesses need to work together with the city and the schools.
- We could use more donations to assist families to overcome barriers so that their children are in school.
- Need appropriate development standards — more than 50% of North Montclair area lacks sidewalk.
- There is a need for a small grocery store in North Montclair.
- Crime is on the rise — property crimes are up 14%. Interest in Predictive Policing to deter crime before it occurs. It is becoming harder to find qualified applicants for public safety positions as we are at the lower end of benefits.
- Permitting process needs to be streamlined.
- Expand code enforcement program. A measured approach that builds capacity as it increases enforcement measures is more likely to succeed.
- Ordinances for signs are not friendly for businesses.
- Auto uses on Holt Boulevard and Central Avenue are okay. Higher density on Holt Boulevard should be considered for underperforming retail centers. Low-density on Holt Boulevard does not make sense.
- Use the immediate neighborhood around the Chino Basin Facility as a test area for implementing healthy, walkable, green streets, sustainable living, and cost saving water smart features within the neighborhood.

- Current General Plan does not have cross sections for streets. It is difficult to know if during street reconstruction if bike lanes are desired, the type of street trees that should be planted or how wide the sidewalks should be.
- The Kindergap after school program allows kids of working parents to attend school.
- Montclair needs a Parks and Recreation Master Plan.