

**MINUTES OF THE SPECIAL AND REGULAR MEETINGS OF THE  
MONROVIA CITY COUNCIL  
HELD TUESDAY, SEPTEMBER 4, 2018, 7:30 P.M.**

**STUDY SESSION:** Mayor Tom Adams convened the Special Meeting / Study Session of the Monrovia City Council of Tuesday, September 4, 2018, at 4:33 p.m. in City Council Chambers, 415 S. Ivy Avenue, Monrovia, California, at which all members were present, with the exception of Councilmember Blackburn, who was excused, to review herbicide use as part of City landscape maintenance practices. Public Input: Alan Himmelfarb, Monrovia; Saline Lockerbe, Monrovia. Mayor Adams adjourned the Special Meeting at 5:05 p.m.

**CLOSED SESSION:** Mayor Adams convened the Closed Session of the Monrovia City Council on Tuesday, August 7, 2018, at 5:15p.m. in City Council Chambers, at which all members were present, to discuss the following items: CS-1 Conference with Legal Counsel - Existing Litigation Pursuant to Government Code §54956.9(d)(1); Terril Dochnal vs. City of Monrovia, Workers' Compensation Case No. COMV 1161; and CS-2 Conference with Real Property Negotiator pursuant to Government Code §54956.8; APN 8516-016-011; City Negotiator: City Manager; Negotiating Party: Bethel AME Church of Monrovia, Inc.; Under Negotiation: Price and Terms of Payment; CS-3 Conference with Real Property Negotiator pursuant to Government Code §54956.8; APN 8516-012-017; City Negotiator: City Manager; Negotiating Party: United Methodist Church of Monrovia; Under Negotiation: Price and Terms of Payment; CS-4 Conference with Real Property Negotiator pursuant to Government Code §54956.8; Assessor Parcel Nos. 8503-001-020, 8503-016-009; City Negotiator: City Manager; Negotiating Party: Violet Ouyang Trust; Under Negotiation: Price and Terms of Payment; CS-5 Conference with Legal Counsel, Initiation of Litigation Pursuant to Government Code §54956.9(d)(4); One (1) Potential Case; CS-6 Conference with Real Property Negotiator pursuant to Government Code §54956.8; Assessor Parcel Nos. 8507-003-907, 8507-003-908, 8507-003-909; City Negotiator: City Manager; Negotiating Party: Thomas Safran & Associates Development, Inc.; Under Negotiation: Price and Terms of Payment. Mayor Adams adjourned the Closed Session meeting at 6:20p.m.

**SPECIAL MEETING:** Mayor Adams convened the Special Meeting YES! Interns Graduation at 6:35 p.m. on Tuesday, September 4, 2018, in City Council Chambers, at which all Councilmembers were present. Mayor Adams adjourned the meeting at 6:46 p.m.

**CONVENE:** Mayor Adams convened the Regular Meeting of the Monrovia City Council on Tuesday, September 4, 2018, at 7:30 p.m. in City Council Chambers. In attendance were City Manager Oliver Chi, City Attorney Craig Steele, and Assistant to the City Clerk Ashton Gout.

**INVOCATION:** Pastor Tamala Kelly led the invocation.

**PLEDGE OF ALLEGIANCE:** Councilmember Larry J. Spicer led the pledge of allegiance.

**ROLL CALL:** In attendance were Councilmembers Alexander C. Blackburn, Gloria Crudgington, Larry J. Spicer, Mayor Pro Tem Becky A. Shevlin, and Mayor Tom Adams.

**REPORT OF CLOSED SESSION:** City Attorney Steele reported that the City Council met in closed session regarding the six items on the posted agenda and took no reportable action.

**PRESENTATIONS/PROCLAMATIONS:**

**PR-1 Recognition of Outgoing Commissioner: Planning Commissioner Robert Parry:** The Mayor and City Council recognized the outgoing Commissioner, thanking him for his time and dedication to the community.

**STUDENT GOVERNMENT REPRESENTATIVE REPORT:** Student Liaison Jessica Orozco reported on activities at the high school.

**ORDER OF BUSINESS:** There were no changes to the order of business.

**CONSENT CALENDAR:** It was moved by Mayor Pro Tem Shevlin, seconded by Councilmember Blackburn to approve the consent calendar. The motion carried unanimously. The consent calendar consisted of the following items:

**CC-1 Unadopted Minutes of the August 7, 2018, Special and Regular Meetings of the Monrovia City Council:** The City Council adopted the Minutes of the August 7, 2018, Special and Regular Meetings.

**CC-2 Payroll Nos. 16 and 17 in the Net Amount of \$696,920.83 and \$693,683.61, Respectively, and Warrant Registers dated August 9, August 16, August 23, and August 30, 2018, in the Total Amounts of \$277,078.55, \$1,086,127.58, \$683,608.31, and \$1,542,554.81, Respectively:** The City Council approved Payroll Nos. 16 and 17 in the net amounts of \$696,920.83 and \$693,683.61, respectively, and Warrant Registers dated August 9, August 16, August 23, and August 30, 2018, in the total amounts of \$277,078.55, \$1,086,127.58, \$683,608.31, and \$1,542,554.81, respectively.

**CC-3 Amendment to Monrovia Municipal Code Chapter 12.42 Relating to Permit and License Requirements for the Use of City Streets and Public and Private Property by Bikeshare and Scooter-share Services; Adoption of Ordinance No. 2018-07:** The City Council adopted Ordinance No. 2018-07.

**CC-4 Legislative Review and Adoption of Formal City Positions on SB 1279 (Oppose), AB 931 (Oppose), S. 3157 (Oppose), SB 998 (Oppose), and SB 901 (Oppose):** The City Council opposed SB 1279, AB 931, S. 3157, SB 998, and SB 901.

**CC-5 Purchase of One (1) 2019 Dodge Ram 1500 4x4 Tradesman Crew Cab Short Bed Truck from Wondries Fleet Group in the Amount of \$53,868.51:** The City Council authorized the purchase one (1) 2019 Dodge Ram 1500 4X4 Tradesman crew cab short bed truck from Wondries Fleet Group in the amount of \$53,868.51, and authorized the City Manager to execute all required purchasing documents in a form approved by the City Attorney.

**CC-6 Purchase and Installation of Mobile Radio Equipment from CDCE, Inc. in an Amount not to Exceed \$43,000:** The City Council authorized the purchase and installation of mobile radio equipment from CDCE, Inc. in an amount not to exceed \$43,000, and authorized the City Manager to execute all required purchasing documents.

**CC-7 Consultant Services Agreement with Pacific Productions for Professional Audio Services for Community Events for the Period Ending June 30, 2019:** The City Council approved the consultant services agreement with Pacific Production for professional audio services for an amount not to exceed \$50,000.00 for the period ending June 30, 2019, and authorized the City Manager to execute the necessary.

**CC-8 Consultant Services Agreement with J.M. Yamashita for On-Call Landscape Design Services for the Period Ending June 30, 2021:** The City Council approved the consultant services agreement with Thomas Dale for on-call design services for the period ending June 30, 2019, and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

**CC-9 Consultant Services Agreement with Thomas Dale, Individual/Sole Proprietor for On-Call Design Services for the Period Ending June 30, 2019:** The City Council approved the consultant services agreement with J.M. Yamashita for on-call landscape design services for the period ending June 30, 2021, and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

**CC-10 Consultant Services Agreement with NBS Government Finance Group for Special District Services Related to the Reassessment of the Citywide Lighting and Landscaping Maintenance District and the Park Maintenance District:** The City Council approved a consultant services agreement with NBS Government Finance Group and authorized the City Manager to execute the necessary documents in the a form approved by the City Attorney.

**PUBLIC INPUT:**

1. Anthony Clegg, Community Media of the Foothills
2. Sari Canales, Monrovia Chamber of Commerce
3. Gwendolyn Jones, Monrovia
4. Brian Tindal, Monrovia

**PUBLIC HEARINGS / MEETINGS:**

**PH-1 Tentative Parcel Map No. 82128 and Conditional Use Permit CUP2018-0010, for the Development of a 154-Unit Mixed Use Development on a 2.06 Acre Site at 815 and 825 South Myrtle Avenue and 126 West Walnut Avenue and the Vacation of a Portion of an Alley by the Avalon Bay Communities, Applicant, Resolution 2018-44, Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and**

**Reporting Program, Resolution 2018-42, Adoption of the Avalon Monrovia Specific Plan, Resolution 2018-43 and Zoning Ordinance and Map Amendment, Introduction and First Reading of Ordinance No. 2018-08**

Sheri Bermejo, Planning Division Manager, presented the agenda report and answered questions of the City Council.

Mayor Adams opened the public hearing.

Public Input:

1. Gwendolyn Jones, Monrovia
2. Juliana Tu, Representative of Viva Escrow Monrovia
3. Amil Gupta, Director of Development for Avalon Bay

Mayor Adams closed the public hearing.

Following brief discussion, it was moved by Councilmember Spicer, seconded by Councilmember Blackburn, to adopt Resolution Nos. 2018-42, 2018-43 and 2018-44; and introduce, read by title only, and waive further reading of Ordinance No. 2018-08. The motion carried unanimously by roll call vote.

City Attorney Steele read the title of Ordinance No. 2018-08 as follows:

**AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZA2018-0002, A ZONING ORDINANCE AND MAP AMENDMENT AMENDING THE OFFICIAL ZONING MAP SET FORTH IN SECTION 17.04.040 TO CHANGE ORDLM (OFFICE/RESEARCH AND DEVELOPMENT/LIGHT MANUFACTURING) AND M (MANUFACTURING) TO THE SP (SPECIFIC PLAN) ZONE DESIGNATION AND AMENDING THE ZONING ORDINANCE TO ADD THE AVALON MONROVIA SPECIFIC PLAN TO SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 815 AND 825 SOUTH MYRTLE AVENUE AND 126 WEST WALNUT AVENUE (APN: 8508-006-037, 8508-006-054, 8508-006-055, 8508-006-038, 8508-006-039 AND 8508-006-040.**

**PH-2 Tentative Parcel Map TPM 78325, Conditional Use Permit CUP2018-0009, Conditional Use Permit CUP2018-0011, and Minor Exception ME2018-0006, Resolution 2018-47, for the Development of a 109-room TownePlace Suites Hotel by Marriot on a Vacant 1.71-acre (gross) Site, at 102 West Huntington Drive (APNs: 8505-801-901, 902, 903, 904, 905, 906) by Tharaldson Hospitality Group, Applicant, Resolution 2018-47, Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Resolution 2018-45; General Plan Amendment GPA2018-0002, Resolution 2018-46; and Zoning Text and Map Amendment ZA2018-0001, Introduction and First Reading of Ordinance No. 2018-09**

Craig Jimenez, Community Development Director, presented the agenda report and answered questions of the City Council.

Mayor Adams opened the public hearing.

Public Input:

1. Brian Tindal, Monrovia
2. Don Cape, Tharaldson Hospitality Group

Mayor Adams closed the public hearing.

Following a brief discussion, it was moved by Mayor Pro Tem Shevlin, seconded by Councilmember Crudginton, to adopt Resolution Nos. 2018-45, 2018-46 and 2018-47; and introduce, read by title only, and waive further reading of Ordinance No. 2018-09. The motion carried unanimously by roll call vote.

City Attorney Steele read the title of Ordinance No. 2018-09 as follows:

**AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZA2018-0001, A ZONING ORDINANCE AND MAP AMENDMENT AMENDING THE OFFICIAL ZONING MAP SET FORTH IN SECTION 17.04.040 TO CHANGE THE ZONING DESIGNATION OF THE PROJECT SITE (102 - 140 WEST**

**HUNTINGTON DRIVE, APNs: 8508-010-901, 8508-010-902, 8508-010-903, 8508-010-904, 8508-010-905, AND 8508-010-906) FROM BE (BUSINESS ENTERPRISE) TO THE O/RD/LM (OFFICE, RESEARCH AND DEVELOPMENT, AND LIGHT MANUFACTURING) ZONE DESIGNATION AND AMENDING SECTION 17.08.010 (PERMITTED USES IN EACH ZONE) OF CHAPTER 17.08 (PERMITTED USES) OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO ALLOW HOTELS ON PARCELS THAT ARE ZONED O/RD/LM AND LOCATED WITHIN THE SOUTH MYRTLE AVENUE CORRIDOR - CROSSROADS DISTRICT AS IDENTIFIED IN THE GENERAL PLAN UPON THE APPROVAL OF A CONDITIONAL USE PERMIT**

**REPORTS OF CITY MANAGER AND STAFF**

**RCM-1 City Council Directives Update:** City Manager Chi provided an update on items recently added to the log of City Council Directives.

**RCM-2 Youth Sports:** Recreation Manager Katie Distelrath provided an overview of the newly re-imagined Youth sports program provided by the Community Center.

**REPORTS OF CITY COUNCILMEMBERS AND SUB-COMMITTEES**

**RCC-1 Mayor Tom Adams**

- (a) Senior Lunch Program

**RCC-2 Mayor Pro Tem Becky Shevlin**

- (a) San Gabriel Valley trench construction video
- (b) Recent finding of West Nile Virus in nearby community
- (c) League of California Cities 2018 Annual Conference, Long Beach, California, September 12 - 14, 2018; the City Council concurred with respect to supporting proposed resolutions

**RCC-3 Councilmember Alexander C. Blackburn**

- (a) Thanked the Planning Department for their hard work and efforts on the recent development projects

**RCC-4 Councilmember Gloria Crudgington**

- (a) Upcoming meeting with the Regional Water Board of San Gabriel Valley Council of Governments
- (b) Pasadena Bike Share Program

**RCC-5 Councilmember Larry J Spicer**

- (a) Foothill Workforce Upcoming Job Fair

**ADMINISTRATIVE REPORTS:** None

**PUBLIC INPUT, CONTINUED, IF NEEDED:** None

**ITEMS PULLED FROM CONSENT CALENDAR, IF NEEDED:** None.

**SCHEDULED MEETINGS:** The next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, September 18, 2018, 7:30 p.m., City Council Chambers, 415 South Ivy Avenue, Monrovia, California.

**ADJOURNMENT:** At 9:15p.m., Mayor Adams adjourned the meeting in memory of Cynthia Keen, Longtime Monrovia Resident and Veteran advocate.

ATTEST



Alice D. Atkins, CMC, City Clerk

APPROVED:



Tom Adams, Mayor