

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, DECEMBER 2, 2008, 7:30 P.M**

CONVENE: Mayor Rob Hammond convened the Regular Meeting of the Monrovia City Council of Tuesday, December 2, 2008, at 7 41 P M in City Council Chambers In attendance were City Manager Scott Ochoa, City Attorney Craig A Steele and City Clerk Linda B Proctor

INVOCATION. City Clerk Proctor gave the Invocation

PLEDGE OF ALLEGIANCE Councilmember Mary Ann Lutz led the Flag Salute

ROLL CALL. In attendance were Councilmembers Tom Adams, Joe Garcia, Mary Ann Lutz, Mayor Pro Tem Dan Kirby, and Mayor Rob Hammond

PRESENTATION/PROCLAMATION:

Recognition of 2009 Monrovia Recycles Calendar Contest Winners Heather Maloney, Management Analyst II, presented the winners to the City Council For several years, the City of Monrovia conducted the Monrovia Recycles Calendar Contest in conjunction with America Recycles Day, celebrated annually on November 15, 2008 Its purpose was to educate students on the importance of recycling This program was funded by the City's Beverage Container Grant received from the California Department of Conservation Approximately 150 entries were received from fifth grade students in the Monrovia Unified School District and 12 were selected based upon the recycling message, creativity, and artistry

STUDENT GOVERNMENT REPRESENTATIVE REPORT Interim Student Liaison Sarah Wallick reviewed the events at Monrovia High School

CONSENT CALENDAR It was moved by Councilmember Adams, seconded by Mayor Pro Tem Kirby, to approve the Consent Calendar. Mayor Pro Tem Kirby abstained on CC-1 as he had not been in attendance Councilmember Lutz and Mayor Hammond abstained on voting on CC-6 due to the proximity of their respective businesses There were no objections The Consent Calendar consisted of the following Agenda items

CC-1 Unadopted Minutes of the November 18, 2008 Regular Meeting of the Monrovia City Council

CC-2 Payroll No. 24 in the Amount of \$608,100 36 and Voucher Nos 154991 through 155275 in the amount of \$1,758,944.86.

CC-3 Ratification of Closure of Canyon Park, November 15 through November 18, 2008. The closing of Canyon Park was a standard fire prevention tool that had been successfully utilized for years It was the Fire Department's desire to continue that practice in order to protect the public's health, safety and welfare As Canyon Park was in Monrovia's Hazardous Fire Zone and during high risk situations (high winds, low humidity, high temperature and fires in the region), it was a prudent procedure to follow for public safety

CC-4 Purchase of Interior Furnishings for the Youth and Adult Services Areas from Yamada Enterprises for the Monrovia Public Library in an Amount not to Exceed \$230,000 00 At the April 15, 2008 City Council meeting, the City Council approved the Library Board's recommendations for the interior furnishings for the Youth and Adult Services areas of the new Monrovia Public Library Yamada Enterprises had over twenty-five years of experience with interior furnishings for public libraries Selections for the Adult and Youth Services portions of the Library included furnishings for the various age groups served by Youth Services The adult section included furnishings for the teen area, study rooms, computer workstations as well as study tables and quiet reading areas

CC-5 Award of Contract to Spinitar for the Purchase and Installation for Audio Visual and Assisted Listening Equipment for the Monrovia Public Library in an Amount not to Exceed \$74,000 00 Staff requested authorization to purchase audio visual equipment for the Story Time Room and the Community Room in the new library The equipment would consist of projectors, a screen,

speakers, wireless microphones, control electronics, assistive listening equipment and an integrated podium Staff found only one vendor that was able to provide and install all of the desired equipment Spiritar was recommended by Vantage Consulting whom the City hired to validate the configuration The project was expected to cost \$74,000 00

CC-6 Annual Service Rate Adjustments for Collection of Commercial/Industrial Solid Waste from the Old Town Franchise Area Pursuant to the Exclusive Franchise Agreement between the City of Monrovia and Athens Services, Resolution No. 2008-65 On November 10, 1998, the Monrovia City Council awarded an exclusive commercial waste collection franchise to Athens Services for the majority of the Old Town Business District Per the Agreement, Athens was eligible for a Standard Annual Service Rate Adjustment upon a satisfactory performance review Staff found Athens performance satisfactory in its contracted services and the adjustment represented an overall increase in service rates of 6.9 %, effective February 1, 2009 No increase in the franchise fee percentage rates were requested by the City at this time Councilmembers Adams requested that the fuel service charge adjustment for the residential area be brought back to the next meeting for the same kind of adjustments in the Old Town area

CC-7 Set for Hearing on December 16, 2008, Tentative Tract Map No 070357, Conditional Use Permit CUP2008-27; CUP2008-28; CUP2008-29; CUP2008-30; CUP2008-31, to Subdivide 14.84 Acres into 8 lots and Construct a Five-Story, 347-Unit Multiple-Family Residential Structure, a Five-Story Mixed-Use Structure with 337 Housing Units; and Three Four-Story Commercial Buildings with a Total of 444,995 Square Feet of Office Space for the Area Bounded by Evergreen, Myrtle and Magnolia Avenues and the Railroad Right-of-Way (Station Square), Samuelson & Fetter, LLC, Applicant On November 25, 2008, the Planning Commission held a special meeting to review the actual development proposal for Station Square The request included the resubdivision of the property and the construction of five new buildings-- a five-story residential building with 347 housing units, a five-story mixed use building with 337 housing units and 26,350 square feet of retail space, and three, four-story commercial buildings with a total of 444,995 square feet of office space The proposal also included substantial public improvements including the creation of 2.6 acres of open space The development would encompass the area south of Evergreen Avenue, west of Myrtle Avenue, east of Magnolia Avenue and north of the railroad right-of-way At the close of the Public Hearing, the Planning Commission voted to recommend approval of the request to the City Council

PUBLIC INPUT

- 1 Michelle Orozco, Monrovia, regarding Station Square et al
- 2 Stephen Grollnek, Monrovia, regarding upcoming election
- 3 Sara Maloney, Monrovia, regarding Station Square et al

PUBLIC HEARINGS / MEETINGS

PH-1 Station Square Specific Plan, Opened and Continued from November 4, 2008, Adoption of the Station Square Specific Plan, Resolution No 2008-62, and Zone Change (ZC2008-02) for the Properties Bounded by Duarte Road, Evergreen, Myrtle and Magnolia Avenues, Introduction and First Reading of Ordinance No. 2008-09.

Steve Sizemore, Planning Division Manager, reviewed the Staff Report

At the November 4, 2008 meeting, the City Council requested several changes to the Specific Plan and a review of the possible closure of Primrose/Railroad Avenue to provide additional open space for an expanded central gathering place The language changed provided greater clarity and direction within the document It included a greater definition with respect to residential lighting, paving material, noise and vibration issues, landscaping, and sustainability standards

Of greater concern was the potential impact of locating the parking structure and Multi-Modal Transit Center south of the railroad tracks, and its potential impact on Santa Fe Middle School While the proposed Specific Plan did not address development south of the railroad tracks (other than noting that the Specific Plan document shall be revised to include future development), the Council expressed concern that in approving the development concept north of the tracks, it was likely that development south of the railroad tracks would include the parking structure As a result, there might be significant future impacts on Santa Fe Middle School, which was located at the southeast corner of Duarte and Peck Roads and extending east to Santa Fe Place

To address this concern, City Staff met with the Monrovia Unified School District Superintendent and staff, as well as the Santa Fe School Principal, to discuss the issue It was determined at the meeting

that a parking structure would be one of the better land uses to consider, as long as traffic and design issues were addressed. Staff agreed to include the District and school in the planning process when development plans were submitted to the City. Specific issues discussed were the installation of a signalized intersection at Duarte and Peck Roads as a means of improving pedestrian and vehicular traffic, the design of any parking structure would provide an aesthetic appeal, landscaping should occur on both sides of the street, and the median island on Duarte Road should be landscaped, and the City and District would watch closely to ensure that attractive nuisances (shop and/or uses that attract students) should be prohibited.

The Council also directed Staff to review the possible closure of Primrose/Railroad Avenue to allow for an increase in open space in order to enhance the central gathering area. Staff contacted the traffic consultant firm and directed them to provide the City with a qualitative traffic assessment of three potential modifications to the proposed Station Square Transit Village Phase I project. Staff's discussions with the consultant revealed that potential modifications to the project under consideration would not affect the magnitude of the proposed development, but rather would alter the proposed access. The overall impact would be unintended increase in vehicular trips associated with finding alternative routes out of the development, thus leading to a degradation of the circulation system.

PUBLIC HEARING OPENED: Mayor Hammond opened the Public Hearing.

Those opposed: None

Those in favor:

1 Paul Greenwood, Monrovia

PUBLIC HEARING CLOSED: Mayor Hammond closed the Public Hearing as there was no one else who wished to speak for or against the matter.

Discussion ensued with included concerns with the parking structure as an open look needed to go along with the north side of the tracks, and the fact that County residents who wished to be included in the City limits should contact County Supervisor Michael Antonovich's office, as it was the County that would not allow annexation.

It was moved by Vice-Chairman Dan Kirby, seconded by Boardmember Adams, to approve the find that the Negative Declaration was prepared in compliance with the California Environmental Quality Act (CEQA), there was no substantial evidence that the adoption of the Station Square Specific Plan would have a significant effect on the environment, and adopt the Negative Declaration pursuant to the California Environmental Quality Act; adopt Resolution No. 2008-62 approving the Station Square Specific Plan; and, introduce, read by title only and waive further reading of Ordinance No. 2008-09 approving Zone Change ZC2008-02.

ROLL CALL: Ayes: Councilmembers Adams, Garcia, Lutz, Mayor Pro Tem Kirby, Mayor Hammond
Motion carried: 5-0

City Attorney Steele read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF Monrovia, CALIFORNIA AMENDING TITLE 17 (ZONING), SECTION 17.04.040, THE OFFICIAL ZONING MAP OF THE MONROVIA MUNICIPAL CODE ENTITLED ZONING TO CHANGE THE ZONE DESIGNATION ON CERTAIN PARCELS OF LAND FROM PD-12 TO SP (SPECIFIC PLAN) AND AMENDING SECTION 17.040 35 BY ADDING STATION SQUARE SPECIFIC PLAN

**CONVENE MONROVIA REDEVELOPMENT AGENCY MEETING
WITHOUT ADJOURNING CITY COUNCIL MEETING**

MRA CONVENE: Chairman Rob Hammond convened the Regular Meeting of December 2, 2008 of the Monrovia Redevelopment Agency Board of Directors at 9:15 P.M. in City Council Chambers, 415 South Ivy Avenue, without adjourning the City Council Meeting.

MRA ROLL CALL: Those in attendance were Boardmembers Tom Adams, Joe Garcia, and Mary Ann Lutz, Vice-Chairman Dan Kirby, and Chairman Rob Hammond.

MRA CONSENT CALENDAR. It was moved by Boardmember Adams, seconded by Boardmember Garcia, to approve the Consent Calendar. Vice-Chairman Kirby abstained on CC-1 as he had not been in attendance. There were no objections. The Consent Calendar consisted of the following Agenda item:

MRA CC-1 Unadopted Minutes of the November 18, 2008 Regular Meeting of the Monrovia Redevelopment Agency

MRA PUBLIC HEARINGS/MEETINGS

MRA PH-1 To be Opened and Continued to December 2, 2008; Joint Public Hearing; Disposition and Development Agreement with Miyachi Unitek Corporation Regarding Property Located at 1616 South California Avenue; City Resolution No. 2008-52 and Agency Resolution No. 10-2008

PUBLIC HEARING OPENED AND CONTINUED: Chairman Hammond opened and continued the Joint Public Hearing to January 6, 2009

MRA ADMINISTRATIVE REPORTS None

MRA ADJOURNMENT: Chairman Hammond adjourned the Meeting at 9 16 P M

RECONVENE MONROVIA CITY COUNCIL MEETING

REPORTS OF CITY COUNCILMEMBERS AND SUB-COMMITTEES.

RCC-1 Mayor Rob Hammond reported that

(a) **Library Budget Report.** City Manager Ochoa presented very brief overview, noting that the project was on time and under budget, realizing a savings of approximately \$280,000.00. He further reported that there were some additional features that the Council could channel into the building. Mayor Hammond stated that he would like to be closer to completion before contemplating a one-time reimbursement of \$18 per household to the taxpayers.

(b) **Update of State Financial Status.** City Manager Ochoa reported that the state budget deficit was growing and that the Governor had proposed a plan to address it. Neither he nor the Legislature had much support for the dramatic steps that would be necessary to right it. The Legislative Analyst's Office also prepared some recommendations which included the taking of redevelopment dollars from cities on a permanent basis to help the state fulfill its obligations to education.

(c) He thanked Chamber Executive Karin Crehan for the excellent Mayor's Prayer Breakfast.

RCC-2 Mayor Pro Tem Dan Kirby reported that

(a) He and Councilmember Lutz toured areas which were like the proposed Station Square plan, which he believed was a good experience.

(b) He was looking forward to the Holiday Parade on Thursday, December 4, 2008.

RCC-3 Councilmember Tom Adams reported that

(a) **Proclaiming March 4, 2009 as "Arbor Day":** He introduced Kathy Martinez, President, Youth Commission, who reported on the events of the upcoming Arbor Day. She also announced that a tree would be planted in honor of Councilmember Adams and Mayor Hammond for their years of dedication on the City Council.

(b) **Update on Proposed Energy Efficient Multi-Family Loan Program:** He called upon Management Assistant Dan Bell to explain the program which was made possible by AB811 passed during this year which allowed cities to establish assessment districts for the purpose of loaning money to local homeowners to be used for energy efficient projects in their homes. The repayment would be collected on a property owner's property tax bill. The City Council directed Staff to move forward with this effort and present a proposed pilot program budget within the next couple of months.

(c)

RCC-4 Councilmember Joe Garcia had no report at this time.

RCC-5 Councilmember Mary Ann Lutz reported that

(a) **Rivers and Mountains Conservancy Grant:** The City had been awarded \$1.38 million dollars to purchase the last piece of property in the wilderness preserve area, which was the Leonard property. It

was the third grant from the Conservancy to Monrovia She thanked Staff for the hard work of writing the grant proposal

(b) The County of Los Angeles and the San Gabriel Valley Council of Governments had been working on a study of the homeless which clearly brought to light the situation in the San Gabriel Cities would now be partnering to provide services for the homeless

(c) She requested Public Works Director Ron Bow and Fire Chief to compare and contrast the Yorba Linda fire with the situation in Monrovia Mr Bow explained that, unlike Yorba Linda's fire hydrants which failed, Monrovia's fire hydrants were from a gravity fed water system, and that Monrovia's system was a open configuration allowing the water to flow down from the reservoirs in the hillsides, creating pressure for the seven pressure zones Chief Donovan explained that Monrovia was prepared for a fire due to the preparation techniques practiced in Monrovia, including brush clearance, set staging areas, evacuation locations, and routes

ADMINISTRATIVE REPORTS

AR-1 Assignment of an Open Video System Franchise Agreement by Champion Broadland California, LLC to CBC Broadland Holdings, LLC; Resolution No 2008-66

Dick Singer, Public Information Officer/Deputy City Manager, reviewed the Staff Report

Champion Broadband California LLC, which operated a video, telephone and broadband service locally, was being sold and seeking approval to transfer the current Franchise Agreement with the City to the new owners Such a transfer would not alter any of the provisions of the agreement Staff had done an extensive study of the new owners' financial, technical and legal qualifications and recommended approval of the transfer He introduced Ruben Garcia and Albert Lemus, long time corporate citizens Telescape, principals of the company

It was moved by Councilmember Adams, seconded by Mayor Pro Tem Kirby, to adopt Resolution No 2008-66. There were no objections

SCHEDULED MEETINGS

The next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, December 16, 2008, 7 30 P M , City Council Chambers, 415 South Ivy Avenue, Monrovia, California

PUBLIC INPUT, CONTINUED, IF NEEDED None

ITEMS PULLED FROM CONSENT CALENDAR, IF NEEDED None

CLOSED SESSION was cancelled

ADJOURNMENT Mayor Hammond adjourned the Meeting at 10 28 P M in memory of William B Rudell, City Attorney, Richards, Watson & Gershon, and Darlene Parsons, Mother of Annette Simpson, Librarian II – Youth Services

APPROVED

Rob Hammond, Mayor

ATTEST

Linda B Proctor, MMC, City Clerk