

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, JANUARY 15, 2008, 7:30 P.M.**

CONVENE: Mayor Rob Hammond convened the Regular Meeting of the Monrovia City Council of Tuesday, January 15, 2008, at 7 37 P M in City Council Chambers, 415 South Ivy Avenue, Monrovia, California, which was preceded by a Salute to Service Program at 7 00 P.M., in City Council Chambers. Staff in attendance was City Manager Scott Ochoa, City Attorney Craig A. Steele and City Clerk Linda B Proctor

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

INVOCATION: City Clerk Linda B Proctor led the Invocation

PLEDGE OF ALLEGIANCE: Councilmember Tom Adams led the Flag Salute.

REPORT: RECENT GANG ACTIVITY IN MONROVIA: Mayor Hammond assured the community that all resources were being expended to control the recent gang activity, noting that if the community came together, the City could be proactive. He advised residents to call the police when they saw someone who did not belong in their neighborhood, noting that the call would be handled anonymously. He called upon Police Chief Johnson for a report regarding the recent gang activity and drive-by killing of resident Sanders Rollins. He reported on the upsurge of rival gang activity over the last two weeks which culminated in two homicides. He reported that the Police Department was working with outside agencies to solve the crimes; that the community needed to become involved, and that the MAP program participants were going into neighborhoods to find out what was needed to help. Councilmember Adams counseled residents to call 626 357-2355 (357-CELL), which went directly to the Monrovia Police Department, with any information that could help bring the activities to an end.

PRESENTATIONS/PROCLAMATIONS:

PR-1 Introduction of Senior Clubs' 2008 Presidents: This matter was rescheduled

STUDENT GOVERNMENT REPRESENTATIVE REPORT: Student Liaison Rachel Jamieson was excused

TAKEN OUT OF ORDER: REPORTS OF CITY COUNCILMEMBERS AND SUBCOMMITTEES:

RCC3 Councilmember Adams reported that

(a) Proclaiming March 5, 2008 as Arbor Day. The proclamation was presented to members of the Monrovia Youth Commission. The event was scheduled for 4:00 P.M., and the location was to be determined

CONSENT CALENDAR: It was moved by Councilmember Garcia, seconded by Councilmember Adams, to approve the Consent Calendar. There were no objections.

The Consent Calendar consisted of the following Agenda items.

CC-1 Unadopted Minutes of the December 4 and December 18, 2007 Regular Meetings of the Monrovia City Council

CC-2 Payroll Nos. 26 and 1 in the Amount of \$561,466.83 and \$549,614.69, Respectively, and Voucher Nos. 147557 Through 147842 in the Amount of \$923,617.53, and 147843 Through 148084 in the Amount of \$971,664.11, Respectively

CC-3 Destruction of Certain City Clerk, Community Development, and Human Resources/Risk Management Department Records; Resolution No. 2008-05: Government Code §34090 provided a

procedure whereby any city record which had served its purpose and was no longer required could be destroyed, as long as the destruction of said records would not interfere with the services and functions of the City. On August 5, 2003, the City Council approved the Citywide Records Retention/Destruction Schedule, setting into place the regulations covering the retention and destruction of citywide records

There was no fiscal impact associated with this action and Staff recommended that the City Council adopt Resolution No 2008-05 relating to the destruction of certain City Clerk, Community Development and Human Resources/Risk Management records listed on the attached Exhibit "A "

CC-4 Receipt of Methamphetamine Initiative Grant in the Amount of \$450,000.00 on Behalf of the Los Angeles County Regional Criminal Information Clearinghouse (LA CLEAR): In May 2007, the Los Angeles County Sheriff's Department identified LA CLEAR as the lead agency to receive the Methamphetamine Initiative Grant from the United States Department of Justice, Office of Community Oriented Policing Services. LA CLEAR would use the grant to hire two Investigative Support Specialists for a two year period. The Specialists would be dedicated to the direct support of Methamphetamine investigations conducted by LA CLEAR's customer agencies. The City of Monrovia served as the fiduciary agent for LA CLEAR. Monrovia's Finance Department processed all of LA CLEAR's financial and grant documentation. There was no fiscal impact to the City of Monrovia and Staff recommended that the City Council approve the receipt of Methamphetamine Initiative Grant funds in the amount of \$450,000.00 on behalf of LA CLEAR.

CC-5 Set for Public Hearing on February 5, 2008; Appeal the Planning Commission Decision Upholding the Development Review Committee's Decision of DRC2007-135 Approving Roof Mounted Wireless Telecommunication Panels with a Mansard Roof Design in Lieu of the Applicants Proposal to Screen the Equipment with a Partial Parapet Design at 428 West Chestnut Avenue by Sequoia Deployment Services, Inc.: On November 14, 2007, the Planning Commission held a Public Hearing to consider an appeal of the Development Review Committee decision approving roof mounted wireless telecommunications panels with a mansard roof design that would extend around the entire building with the exception of the south side where the mansard roof would be returned on either side and the remainder would be open. The applicant proposed to build a partial parapet at the front of the building and had appealed the Planning Commission's unanimous decision upholding the Development Review Committee's decision requiring the mansard roof design. Staff recommended that the City Council set February 5, 2008 as the date for the Public Hearing.

CC-6 Amendment to Title 17 (Zoning) of the Monrovia Municipal Code Consolidating the HCD/O (Historic Commercial Downtown/Office) Zone and Rezoning all Affected Properties to HCD (Historic Commercial Downtown), Adoption of Ordinance No. 2007-16: This was the final adoption of Ordinance No 2007-16 amending Title 17 (Zoning) of the Monrovia Municipal Code in regards to the Historic Commercial Downtown Zone. Staff continued to recommend approval of this ordinance.

PUBLIC INPUT

- 1 Robert C J Parry, Monrovia, representing Primrose Avenue residents against traffic problems
- 2 John Watson, Hal Leavens, Monrovia
- 3 Stephen Grollnek, Monrovia
- 4 Archie Davenport, representing AQMD Louis Lujan
5. David Pinto, Monrovia
6. John Nobrega, Monrovia

In response to Mr. Parry, Mayor Hammond stated that at his earliest convenience he would have City Staff and Councilmembers meet to find a solution for the neighborhood, and that he would be in touch with Mr. Parry this week.

Mayor Hammond called for a break from 8:16 P.M. to 8:28 P.M.

PUBLIC HEARINGS/MEETINGS:

PH-1 Revising the Land Use and Circulation elements of the General Plan, General Plan Amendment 2008-01, Certifying the Final Environmental Impact Report, Adopting the Mitigation Monitoring Plan, Making Certain Findings and Facts as Required by the California Environmental

Quality Act ("CEQA"), and Adopting a Statement of Overriding Considerations in Connection with the General Plan Amendment, Zone Change and Zoning Code Amendment, Resolution No. 2008-03; Zone Change ZC2008-01; Changing the Zoning Designation of Certain Properties in the City to be Consistent with the New Land Use Element, Introduction and First Reading of Ordinance No. 2008-01; and Amending Title 17 (Zoning) of the Monrovia Municipal Code for the Purpose of Implementing the New Land Use Element, Introduction and First Reading of Ordinance No. 2008-02

Steve Sizemore, Planning Division Manager, reviewed the Staff Report

The construction of the light rail line from Union Station to East Pasadena and its planned expansion to the eastern cities of the San Gabriel Valley started a planning process that began in 1993 with adoption of the City's current General Plan. The current General Plan designated the property on South Myrtle Avenue adjacent to the abandoned Santa Fe Railroad Depot as the future Transit Village. The Transit Village was seen as a chance to combine residential, commercial and retail uses centered around a light rail mass transit system.

In 2002, the City's Redevelopment Agency amended its boundaries to include the proposed Transit Village area. The following year, the City Council invited the Urban Land Institute to perform an independent assessment of the proposed Transit Village project and to make suggestions regarding its connectivity to the rest of Monrovia. The Urban Land Institute interviewed scores of community leaders, local business leaders, development professionals and other stakeholders to gather feedback and insights. Ultimately, Urban Land Institute published a booklet on the proposed Transit Village. It recommended naming the new neighborhood "Station Square", and that the proposed project incorporated both sides of Myrtle Avenue, between Evergreen Avenue and Duarte Road. In addition, the Urban Land Institute study recommended that the South Myrtle Avenue Corridor from Old Town to Station Square be redeveloped to provide interconnectivity between Station Square and Old Town.

Upon completion of the ULI study, the City initiated an update of its Land Use and Circulation Elements to develop the appropriate land use controls and examine the environmental impacts associated with build out of the planning areas. The major focus of the General Plan Update was to direct growth away from existing neighborhoods, towards transportation corridors. These areas were the West Huntington Drive Corridor, the South Myrtle Avenue Corridor and the Transit Village Planning Area.

The project would require three different components. A General Plan Amendment adopting the revised Land Use and Circulation Elements (GPA 2008-01), a zone change changing the zoning on parcels of land to make them consistent with the new land use categories proposed in the Land Use Element (ZC 2008-01) and a Municipal Code Amendment that revised Title 17 (Ordinance 2008-02) creating new definitions, amending the use chart and creating zoning and development standards to be consistent with the Land Use Element. In addition, an Environmental Impact Report (EIR) evaluated the environmental effects associated with the adoption and implementation of the proposed Land Use and Circulation Elements, as well as the associated zone changes and amendments to the Zoning Code. The EIR had been prepared in accordance with the California Environmental Quality Act.

This General Plan Update allowed for managed growth in that it concentrated growth around the transportation corridors and preserved existing residential neighborhoods. It was intended to provide for the orderly growth of Monrovia, accommodate higher development intensities around the proposed Gold Line light rail station, define the limits of that growth, and act as a mechanism to accommodate and control future growth. The proposed Circulation Element was intended to improve the operating efficiency of the existing traffic network and protect residential neighborhoods. Development pursuant to the proposed Land Use Element would provide needed housing, create compact and pedestrian-friendly urban development, create more employment opportunities, and recycle underutilized parcels within the focus areas to higher land uses within an already urbanized area. Overall, the anticipated population growth would continue the City's relatively modest growth pattern, with an average of approximately two percent per year over the 23-year planning period.

The updated Elements represented the conclusion of an exhaustive public participation process that started in 2002. This was a plan that would build upon Monrovia's success as an economic force in the San Gabriel Valley as well as setting standards for sustainability and transit oriented development.

On December 12, 2007, the Planning Commission held a Public Hearing to consider the Environmental Impact Report, General Plan Amendments and proposed ordinances. At the close of the Public Hearing, the Planning Commission concurred with Staff's recommendation and adopted Planning Commission Resolution No 2007-16 recommending to the City Council approval of the Environmental Impact Report, General Plan Amendment and proposed ordinances. The Planning Commission chose Alternative 3 in the EIR because it reduced overall impacts while achieving all of the objectives of the proposed project. Accordingly, the Planning Commission was recommending to the City Council certification of the General Plan update final environmental impact report (FEIR), adoption of an amendment of the General Plan Land Use and Circulation Elements (GPA2008-01), approval of associated zone changes (ZC2008-01) and associated amendments to Title 17 (Zoning) of the Monrovia Municipal Code (Ordinance 2008-02).

PUBLIC HEARING OPENED: Mayor Hammond opened the Public Hearing

Those opposed.

1. Robert Barry, Monrovia
2. David Pinto, Monrovia
3. Frank Conskay

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.

Mayor Hammond addressed concerns expressed by the speakers. Councilmember Adams gave accolades to the Staff, as did Councilmembers Lutz and Garcia

It was moved by Mayor Pro Tem Kirby, seconded by Councilmember Lutz, to adopt Resolution No. 2008-03; read by title only, waive further reading, and introduce Ordinance Nos. 2008-01 and 2008-02.

**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 (ZC 2008-01) TO BE CONSISTANT WITH THE GENERAL PLAN UPDATE (GPA 2008-01)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA AMENDING TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR THE PURPOSE OF CREATING NEW ZONING CLASSIFICATIONS, (RETAIL CORRIDOR COMMERCIAL AND RETAIL CORRIDOR MIXED USE)FOR THE PURPOSE OF ACHIEVING CONSISTANCY WITH THE CITY'S GENERAL PLAN.

Mayor Hammond called for a break from 10:32 P.M. to 10:45 P.M.

PH-2 Proposed 34th Year (Fiscal Year 2008-2009) Community Development Block Grant (CDBG) Programs Allocation, Resolution No. 2008-01

Dan McConnell, Neighborhood Services Coordinator, reviewed the Staff Report. He reported that the City of Monrovia contracted with the Los Angeles County Community Development Commission (CDC) for participation in the Urban Counties CDBG Program. The CDC informed Staff that the City of Monrovia was scheduled to receive an estimated FY 2008-2009 CDBG allocation of \$376,676.00. This amount was approximately \$9,545.00 less than last year's allocation. The Community Development Commission

required that participating cities report a preliminary summary of the projected use of these funds by February 1, 2008

Based on the allocation information provided by the County that this year's CDBG budget was less than last year's allocation, Staff recommended a continuance of the basic programs that were funded in previous years, understanding some changes were necessary to address the shortfall based on the final allocation amount. These programs and budget allocations could further be modified or amended when the City Council reviewed its FY 2008-2009 budget. The following projects and estimated budgets represented the proposed FY 2008-2009 CDBG program: Residential Rehabilitation Project, \$77,488 50, Code Enforcement, \$205,000 00, Neighborhood Recreation Program, \$56,500 00, and Administration, \$37,688 50

This Block Grant budget represented the programming of the estimated annual allocation of \$376,676 00. The use of CDBG funds had no negative impact on the City's general fund. Staff recommended approval of the CDBG Programs as outlined in this report.

It was moved by Councilmember Adams, seconded by Mayor Pro Tem Kirby, to adopt Resolution No. 2008-01. There were no objections.

CONVENE MONROVIA REDEVELOPMENT AGENCY MEETING WITHOUT ADJOURNING CITY COUNCIL MEETING

MRA CONVENE: Chairman Rob Hammond convened the Regular Meeting January 15, 2008 of the Monrovia Redevelopment Agency Board of Directors at 10 50 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, Mary Ann Lutz, Vice-Chairman Dan Kirby, and Chairman Rob Hammond.

CONSENT CALENDAR: **It was moved by Boardmember Adams, seconded by Vice-Chairman Dan Kirby, to approve the Consent Calendar.** There were no objections. The Consent Calendar consisted of the following Agenda items.

MRA CC-1 Unadopted Minutes of the December 18, 2007 Regular Meeting of the Monrovia Redevelopment Agency

MRA CC-2 Extension of an Exclusive Negotiating Agreement with Olson Urban Housing, LLC, for a Three Month Period for a Portion of the Station Square Study Area: On November 15, 2005, the Agency Board granted authorization to enter into an initial Exclusive Negotiating Agreement ("ENA") with Olson Urban Housing, LLC for the Station Square Study Area. During this initial period, an Environmental Impact Report was initiated and extensive studies of site acquisitions and site plan design commenced. On April 17, 2007, the Agency Board authorized a nine-month extension to the ENA. Given the complexity and magnitude of the development, they requested that an additional three-month extension be allowed for the completion of all of the project analyses on a portion of the Station Square Study Area, generally located, east of Myrtle Avenue, north of Duarte Road, south of Pomona Avenue, and west of California Avenue.

The extended exclusive negotiation period would provide the Agency and the developer the opportunity to conduct additional analyses to determine the feasibility of various site models. At the conclusion of the three-month exclusive negotiating period, if it were to be determined that either a project was not feasible or that the parties could not agree to specific terms, the agreement would automatically terminate.

MRA PUBLIC HEARINGS:

MRA PH-1 Joint Public Hearing, Request to Enter into a Disposition and Development Agreement with Jack Robinson Concerning Real Property Located at 601 South Myrtle Avenue, Resolution Nos. 2007-67 and 14-2007

This matter was opened and continued to February 5, 2008.

MRA ADMINISTRATIVE REPORTS: There were none

MRA ADJOURNMENT: Chairman Hammond adjourned the Monrovia Redevelopment Agency Meeting at 10:51 P M and the City Council Meeting continued.

RECONVENE MONROVIA CITY COUNCIL MEETING

REPORTS OF CITY COUNCILMEMBERS AND SUBCOMMITTEES:

RCC1 Mayor Hammond reported that

(a) It was important that the residents work with the Police Department in keeping the community safe, and to report any and all suspicious actions to the Police Department at 626 357-2355 or 256-8000 in light of the recent violent gang activity

RCC2 Mayor Pro Tem Kirby reported that.

(a) He had no report at this time.

RCC3 Councilmember Adams reported that.

(a) Proclaiming March 5, 2008 as Arbor Day

(b) The MAP II, would be kicked off on Saturday, January 26, 2008, 12 Noon to 2 00 P M.

RCC4 Councilmember Garcia reported that:

(a) He would be attending the League of California Cities' Housing, Community and Economic Policy Committee in Sacramento. Los Angeles Division would be mirroring the League's goals.

RCC5 Councilmember Lutz reported that

(a) The Chamber of Commerce was holding its annual Installation and Awards Banquet on January 25, 2008. Iris Award would be given to John Watson and Hal Leavens; Monroe Award would be given to Focus One Credit Union, and Jennifer Stone from Imprintability would be receiving the Dick Lord Award. She congratulated the awardees and the incoming Board of Directors

(a) On February 2, 2008, the Boys & Girls Club would be presenting its Love of Youth Awards Dinner at the Doubletree Hotel Rob Collins would be the honoree

REPORTS OF STAFF MEMBERS: There were none.

ADMINISTRATIVE REPORTS:

AR-1 Monrovia Environmental Accords Mid-Year Update; Receive and File

Daniel Iwata, Operations Division Manager, reviewed the Staff Report

The Monrovia Green Team was a select group of City Staff representing each City Department and overseen by the Public Works Environmental Services Section Last July, the City Council adopted the Monrovia Environmental Accords through Administrative Policy No. 9.02. Council directed staff to return for a mid-year update

The Monrovia Environmental Accords consisted of twenty-one action items. The action items focused on seven major topic areas of sustainability as follows: Energy, Waste Reduction, Urban Design, Urban Nature, Transportation, Environmental Health, and Water. One of the first actions completed by the Green Team was to orientate each City Employee with the new Administrative Policy.

There was significant progress in several key topic areas of sustainability. In the area of Energy, the San Gabriel Energy Wise Partnership recognized Monrovia last month as a Model City. In Urban Design, Community Development was drafting Monrovia's first Green Build Ordinance and a Green Build Rating System for new municipal buildings In Urban Nature, Public Works obtained a tree-planting grant

Under Transportation, a new policy for Low-Emission Vehicle (LEV) Acquisition would be developed In Waste Reduction, the Finance Department would introduce a bi-monthly billing and payment process within the Internet.

It was moved by Councilmember Garcia, seconded by Councilmember Lutz, receive and file the 2007 Monrovia Environmental Accords Mid-Year Update. There were no objections.

AR-2 Review of Advertising/Sponsorship Program on City-Owned Transit Vehicles; Receive and File

Michele Tompkins, Recreation Division Manager, and Lisa Hansberger, Recreation Supervisor, reviewed the Staff Report

At the May 16, 2006 City Council meeting, City Council requested that Staff research the implementation of an advertising/sponsorship program for City-owned transit vehicles. On April 17, 2007, Staff presented a report to the City Council designating Community Services as the Department responsible for managing the Transit Advertising/Sponsorship program. The program objective was to sell advertisements to Monrovia businesses and utilize advertising revenue to offset the cost of Community Services special events. There were a total of 21 advertising spaces available on seven transit vans. To date, all 21 spaces had been filled. Two were paid advertisements/sponsorships and nineteen advertisements were for City programs. Staff would continue to market this advertising opportunity to the community in an effort to secure up to 21 paid advertisements. Staff would provide another update to City Council on the City-owned Transit Vehicle Advertising/Sponsorship Program in six months.

It was moved by Councilmember Lutz, seconded by Mayor Pro Tem Kirby, to receive and file this report. There were no objections.

AR-3 Legislative Update; Receive and File

City Manager Ochoa reviewed the Staff Report.

This report highlighted and summarized pending State legislation that could be important to Monrovia and provided a brief analysis of the potential impacts to the City. The recommendations made by Staff reflected the City's priorities and programs, as well as the direction taken by the League of California Cities. City Manager Ochoa noted that Staff would be watching the May Revision of the State Budget very closely.

SCHEDULED MEETINGS: Mayor Hammond announced that the next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, February 5, 2008, 7:30 P.M., City Council Chambers, 415 South Ivy Avenue, Monrovia, California.

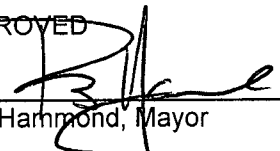
PUBLIC INPUT, CONTINUED, IF NEEDED: There was no additional public input.

ITEMS PULLED FROM CONSENT CALENDAR, IF NEEDED: There were no items pulled from the Consent Calendar.

ADJOURNMENT TO CLOSED SESSION: None


ADJOURNMENT: The Meeting was adjourned by Mayor Hammond at 11:10 P.M.

APPROVED



Rob Hammond, Mayor

ATTEST



Linda B. Proctor, MMC, City Clerk