

D. PUBLIC HEARINGS/MEETINGS:**1. Madison Specific Plan; Cloverleaf Canyon Specific Plan Amendment for the Leonard, Woodward, Fors Properties; Final Environmental Impact Report for the Madison Specific Plan and Cloverleaf Specific Plan Amendment for the Leonard, Woodward, Fors Properties; Amendment to the Cloverleaf Specific Plan; and Final Supplement to the Cloverleaf Canyon Specific Plan EIR**

To date, the public noticing for the above listed hillside planning studies consisted of three City Council hearing dates-- January 11, 2000, February 8, 2000 and March 14, 2000. Each of these meetings was scheduled at the Monrovia Community Center, 119 West Palm Avenue at 7:30 p.m.

At the January 11, 2000 public hearing, Staff presented an overview of the hillside studies, the Planning Commission recommendation and a discussion of the legal issues. In addition, public testimony was received from both Monrovia residents and the property owners wishing to develop their property.

Staff recommended that the hearing be devoted to receiving further public testimony. No formal Staff presentation was made. The Staff Report and hillside documents were previously distributed. No additional documents were being distributed at this time by Community Development Staff. City Clerk Proctor distributed letters and petitions she had received since the January 11, 2000 Public Hearing.

Staff recommended that the City Council take testimony and continue this matter to a date certain.

City Manager Donald Hopper gave a brief summary of what had taken place thus far.

City Attorney Colantuono reported that he had received an oral report from the MAI certified appraiser. The real estate appraiser reported that the analysis had been completed and it was determined that there would be no impact on the value of Ms. Blakely's property, which is adjacent to a portion of the Cloverleaf Specific Plan area. Therefore, it was his conclusion that there was no conflict of interest. Based on that information, City Attorney Colantuono stated that it was his advice that Ms. Blakely participate in these hearing for all purposes. He requested a written report to be received by the end of the month, and that report will be available to the public for inspection.

Public Hearing Opened: Mayor Bartlett opened the Public Hearing.

Those speaking:

1. Stephanie Granger Kurzweil, 430 Highland Place, oppose
2. V E. Huffey, 161 North Mayflower, oppose
3. Jackie Perkins, 338 Highland Place, oppose; submitted written materials
4. Rick Norman, 555 Norumbega Drive, oppose
5. Brian Ulin, 201 Mauna Loa Drive, oppose
6. Martha W. Welch, 845 West Hillcrest Boulevard, oppose; submitted copy of presentation
7. Charles P. Bluth, 251 Whispering Pines Summit, Arcadia, oppose/support
8. Regina Mundekis, 825 Monterey Avenue, Apartment B, oppose
9. Earl Butcher, 21841 Consuegra, Mission Viejo, CA 92692-1060, oppose
10. Harold P. Newlan, 239 Oakglade Drive, oppose

11. Delores Reid, 610 Cloverleaf Drive, oppose
12. Robert J. Mulvihill, 200 E. Sandpointe, 4th Floor, Santa Ana, oppose; submitted documentation for his presentation
13. Jim Anderson, 615 Cloverleaf Drive, oppose
14. Charles Kissinger, 156 Vista Circle Drive, Sierra Madre, oppose
15. Steve Miller, Monrovia, oppose
16. Nick Peters, 845 Wildrose, Monrovia, oppose
17. Dorothy Kelty, Highland Place, oppose
18. Karin Meyer, 307 Highland Place, oppose
19. John Volk, 803 Oakglade Drive, oppose
20. Gisselle A. Franco, 346 West Scenic Drive, oppose

Mayor Bartlett called a break from 9:17 P.M. to 9:26 P.M.

21. Don Skelton, 889 Ridgeside Drive, oppose
22. Nancy Zack, 739 Crescent Drive, oppose
23. Greg Wheeler, 854 Oakglade Drive; submitted written copy of presentation, oppose
24. Dr. Ellen A. Lavin, 340 North Highland Place, oppose
25. Craig Bonholtzer, Arcadia, representing Highland Homeowner Association, oppose

Those not wishing to speak but desiring to be a part of the record, in opposition:

1. Carl and Terrie Maertens, 228 East Greystone Avenue
2. Jean Robert and Shirley Durbin, 136 El Nido
3. Gordon Dyer, 511 West Hillcrest Boulevard
4. Carol McVay, 741 1/2 Lime Avenue; submitted a written letter
5. Sharon Motheral, 789 Ridgeside Drive
6. David Motheral, 789 Ridgeside Drive
7. Eric Kurzweil, 430 North Highland Place
8. Regina Childers, 523 West Hillcrest Boulevard
9. Ted and Karen Morales, 817 Ridgeside Drive
10. Lemuel Libuanao, 201 West Hillcrest Boulevard

Mayor Bartlett noted that a third public hearing was scheduled for March 14, 2000. He noted that no further action would be taken at this meeting. He thanked the speakers and audience for the decorum during both public hearings.

Ms. Blakely reported that the first meeting of San Gabriel and Lower Los Angeles River and Mountains Conservancy was next Thursday at the AQMD headquarters in Diamond Bar, 1:30 P.M., to look at the work plan. She invited all those that were interested to attend and express their concerns.

Councilmembers expressed appreciation of the audience for its involvement in the issue.

Mayor Bartlett recommended, and Councilmembers concurred, that Staff go back and look for options as to how the City could purchase the property, although he did not know if that were possible. Mayor Pro Tem Adams stated that density had been discussed for ten years. He stated the landowners said that they were willing to sell if fairly compensated and that most developers expressed a desire to sell the land-- that there appeared to be willing sellers and willing buyers; and that the City should look for all the money it could find.

City Attorney Colantuono stated that it was important to make clear, so that no one left with expectations that could not be fulfilled next month, that starting on a plan to acquire the land did not eliminate the need to zone it. He stated that the City Council had to adopt a specific plan, whether it was a Plan A or B or some other plan yet to be conceived, and then it would have to find the money to buy it and then it would have to find that connection between the willing buyer and the willing seller. Staff could certainly come back to the Council with estimates of what kind of dollars we thought we were talking about, and ideas about revenue sources. He further stated that it was probably worthwhile introducing at this early point in this discussion that there are two kinds of money that could be spent-- the Council can spend its own money and it can spend other people's money. Most of the time this evening, Council talked about spending other people's mostly-- federal grants, philanthropic donations, raising money in the community. He stated that he was sure that Staff would come back with suggestions along those lines. He stated that he believed Staff would come back and say that the Council couldn't do this without some of its own money, that either grants would require a match, or, that there were a lot of people who wanted to save open space resources in their communities all over the country and a lot would be competing for the limited resources. One of the ways competitions were won was to put some of your own money put some of your own money on the table. In this day and age, given Prop 13, Prop 62, and Prop 218, the way you raise local resources was with voter approval. He reported that Staff would come back to the City Council with the need to plan, need to look for other people's money, and also come back about options the Council might choose to consider about raising money locally, if that were appropriate in the Council's view.

Mayor Pro Tem Adams stated that the proposed action on the nursery property was, in effect, to down zone it. Even if all of this was approved, each developer needed to submit his own plan for development. He asked how much time Staff was talking about. City Manager Hopper stated that, given all of the variables, it could be six months to six years with the lower parcels having the greatest opportunity to develop a plan within that period. He reviewed speculative scenarios. He further reported that if the City Council wanted to look at financing to acquire some of these properties, it would need to take action by March 10, 2000 for a June 6, 2000 special election. Much would have to be done between now and then, and the options would be brought back to the Council. November 7, 2000 would be the next election date theoretically, but it would be in addition to the presidential election and would have to stand alone with the public voting on two separate ballots.

Councilmembers Hammond and Garcia expressed concerns about Plan A and B. Councilmember Hammond stated that there was a need for harmonious accord, perhaps in a Plan C, which needed to be something that people could live with before money could be looked for.

Mayor Bartlett stated that he and Ms. Blakely had been invited to Congressman Dreier's Washington, D.C. office on March 14, 2000 following the close of the National League of Cities meetings, to discuss matters such as this and to talk about introducing legislation to preserve open space resources. While he and Ms. Blakely had planned to be back for the March 14, 2000 Meeting, he believed it would be wise to move the March 14, 2000 City Council Public Hearing to another date so that they could meet with Congressman Dreier.

City Attorney Colantuono noted that the discussion Council had this evening suggested two questions on the ballot. The first question was the one Staff recommended to the Council previously-- voter approved general plan amendment to lock the open space zoning in place so that any land that was acquired for open space was for perpetuity--

there would then be no need to worry about the vicissitudes of politics in the future— and Council was looking at a land use measure. Secondly, Council would be looking at a fiscal measure. He further advised that the Council could call for the election on March 6 for an election in early June. Depending on the measure, a 2/3's vote would be needed to pass a fiscal measure, with a simple majority to pass a land use measure.

He stated that it will be his recommendation that the Council adopt a specific plan at the Council local and that it was not his advice that the Council punt the land use issue to the voters. It was his advice to adopt a plan even if it was the Council's design to ask the voters a land use question at a later date.

Mr. Dabney spoke at Mr. Adams' request. Mr. Hammond reiterated that he hoped to find a density plan that was palatable to both parties.

Council concurred that the zoning issue had to be completed. Mayor Bartlett stated that the Council should try to meet again this month on February 29, 2000, as suggested by the City Attorney, and, in turn, asked the residents to get word out and advertise the meeting. Then, Council would then meet the following week, Monday, March 6, 2000, to consider a density plan that maybe met more of the landowner approval as well as the residents, if possible. Tuesday, March 7 was not considered as it was election night.

City Attorney Colantuono stated that if there was a Plan C, it looks that it would be less dense, but that in his legal judgement Staff was pretty close to the floor. If the community desired zero, he suggested using the lowest density that could be legally defended, and then go out and look for money.

City Manager Hopper stated that it would be helpful to have City Council concerns. Mayor Bartlett stated, and Ms. Blakely concurred, that he wished for fairness to landowners and residents. He further stated that the Elkins probably had some of the largest grades of all the properties, whereas Mr. Miller probably had more buildable lots, so perhaps Staff needed to rethink the present recommendation, and that Mr. Bluth didn't really care about his 20 acres as he wanted to sell.

Those speaking were:

1. Cathy Brand, 854 Oakglade, concerned of a failed vote

Mayor Bartlett reported that the time was right in Washington, D.C. for this kind of issue, but he could not guarantee that he would come back with anything. Councilmember Blakely stated that there were monies available in the San Gabriel and Los Angeles River and Mountain Conservancy as well as from other conservancies that could be sought after.

Councilmember Hammond stated that David Dreier had always been a friend of Monrovia, as well as other foothill communities. He suggested that residents send lots of letters to all of our representatives— that it was crucial to get those letters to all of them.

Mayor Pro Tem Adams asked that when Staff looked at the density that it keep fairness in mind. As long as everyone was treated fair, he believed that people would be willing to work with us.

2. Craig Bonholtzer, Arcadia
3. Phil De Soltell, 503 West Scenic
4. Karin Meyer, 307 Highland Place, asked for list of officials to write to

5. John Volk, 803 Oakglade Drive

City Attorney Colantuono stated that he wanted to remind the community of the advice he gave the Council on the onset. The City Council has to set the density based on what the environmental considerations tell us but knowing in the back of our minds that the zoning decision has implications for the acquisition costs, and we have to keep those separate.

6. Steve Huffey

Mayor Pro Tem Adams reminded the public that Mayor Bartlett and Councilmember Blakely was part of the City Council that put a moratorium on hillside development eleven years ago and ordered a hillside study at that time.

7. Gloria Crudginton, 222 North Myrtle Avenue

8. Maggie Wilson, 744 Oakleaf Drive

After discussion, Mayor Bartlett stated that a special meeting would be called for February 29, 2000 to continue the public hearing regarding a density plan, and that the scheduled March 14, 2000 City Council Meeting would be rescheduled to March 6, 2000, both at the Community Center at 7:30 P.M.

Public Hearing Continued: Mayor Bartlett continued the Public Hearing to Tuesday, February 29, 2000, 7:30 P.M., Monrovia Community Center, 119 West Palm Avenue.

In response to a question from resident Roger Northrup, City Manager Hopper stated that the community could expect to receive a new plan-- Plan C perhaps-- for the February 29, 2000 meeting.

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

CONVENE: Chairman Bartlett convened the Regular Meeting of February 8, 2000 of the Monrovia Redevelopment Agency Board of Directors 11:12 P.M. without adjourning the City Council Meeting.

ROLL CALL: In attendance were Boardmembers Lara L. Blakely, Joe Garcia, Rob Hammond, Vice-Chairman Tom Adams and Chairman Robert T. Bartlett.

A. CONSENT CALENDAR: It was moved by Vice Chairman Adams, seconded by Boardmember Garcia, to approve the Consent Calendar consisting of Agenda Item *B.

Boardmember Hammond stated that he would abstain from voting on the Consent Calendar.

ROLL CALL:
Ayes: Boardmembers Blakely, Garcia, Vice Chairman Adams and Chairman Bartlett
Abstain: Boardmember Hammond
Motion carried: 4-0

***B. MINUTES:** The Minutes of the Regular Meeting of January 25, 2000 were approved by order of the Consent Calendar.

MRA REPORTS: None

MRA ADJOURNMENT: The Monrovia Redevelopment Agency Meeting adjourned at 11:12 P.M. and the City Council Meeting continued.

RECONVENE MONROVIA CITY COUNCIL MEETING

E. BIDS: None

F. COMMUNICATIONS AND PETITIONS: None

G. REPORTS OF CITY COUNCILMEMBERS AND SUB-COMMITTEES

1. **Mayor Bartlett** had no report at this time.
2. **Mayor Pro Tem Adams** had no report at this time.
3. **Councilmember Blakely** had no report at this time.
4. **Councilmember Garcia** had no report at this time.
5. **Councilmember Hammond** had no report at this time.

H. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES: None

I. ADMINISTRATIVE REPORTS

***1. Set for Public Hearing on February 22, 2000, Resolution No. 2000-09; Hearing of Protests for Abatement of Weeds, Rubbish and Refuse**

This matter was approved by order of the Consent Calendar.

Each year, the Los Angeles County Department of Agricultural Commissioner and Weights and Measures Office, identifies properties that have not been maintained and need to have weeds, brush or rubbish removed from the site. Upon the City Council's approval of the date for this Owner's Protest Hearing, notices will be sent by the County advising these owners to maintain their property.

If the weeds are not abated and the property is not maintained, the County is then authorized to remove the nuisance and recover the cost from the individual owners. Staff recommended setting February 22, 2000 as the Protest Hearing date.

***2. Set for Hearing on February 22, 2000; Designation of Historic Landmark HL-28 and Mills Act Agreement MA-28 for Property Located at 217 Oaks Avenue, Owners Joel and Evelyn Matthiesen**

This matter was approved by order of the Consent Calendar.

At its meeting of January 26, 2000, the Historic Preservation Commission recommended approval of Historic Landmark designation and execution of a Mills Act Contract for the property at 217 Oaks Avenue. Staff recommended setting February 22, 2000 as the date of the Public Hearing.

***3. Set for Hearing on February 22, 2000; Amendment of Mills Act Agreement MA-03 for Property Located at 130 Grand Avenue, Owner Glenn Faulk**

This matter was approved by order of the Consent Calendar.

At its meeting of January 26, 2000, the Historic Preservation Commission recommended approval of an amendment to Mills Act Contract MA-3. Staff recommended setting February 22, 2000 as the date of the Public Hearing.

J. RESOLUTIONS & ORDINANCES: None

***K. PAYROLL AND VOUCHERS:** Payroll No. 3 in the net amount of \$370,328.64; and Voucher Numbers 84173 through 84445 non-sequentially in the amount of \$657,373.30 were approved by the Consent Calendar.

SCHEDULED MEETINGS: The next Regular Meeting of the City Council is scheduled for Tuesday, February 22, 2000, 7:30 P.M., City Council Chambers, 415 South Ivy Avenue, Monrovia, California, preceded by a Study Session to discuss the 1999-2000 Mid-Year Budget, 5:30 P.M., Police Department Community Room, 140 East Lime Avenue, Monrovia, California.

M. CLOSED SESSION: None

N. ADJOURNMENT: It was moved by Mayor Pro Tem Adams to adjourn. The Meeting was adjourned at 11:13 P.M.

APPROVED:


Robert T. Bartlett, Mayor

ATTEST


Linda B. Proctor, CMC/AE, City Clerk