

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, NOVEMBER 15, 2005, 7 30 P M**

CONVENE Mayor Rob Hammond convened the Regular Meeting of the Monrovia City Council of Tuesday, November 15, 2005 at 7 33 P M in City Council Chambers, 415 South Ivy Avenue, Monrovia, California, preceded by a Salute to Service Program, 7 00 P M , City Council Chambers (at which all City Councilmembers were in attendance) Staff in attendance was City Manager Scott Ochoa, City Attorney Craig A Steele, and City Clerk Linda B Proctor

INVOCATION Father Marcos Reyes gave the Invocation

PLEDGE OF ALLEGIANCE Petty Officer 3^d Class Alejandro Galindo, Retired, United States Navy, led the Flag Salute

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

PRESENTATIONS

1 Petty Officer 3^d Class Alejandro Galindo, United States Navy

Mayor Hammond and the City Council presented Petty Officer 3rd Class Alejandro Galindo with his Blue Star Banner and recognized him for his service to our country Petty Officer Galindo thanked the City Council and the City for the support it gave to the servicemen and women

OTHER BUSINESS

1 Recognition of Councilmember Joe Garcia Mayor Hammond presented Councilmember Garcia with a gavel in recognition of his newly appointed position of the Chair of the League of California Cities Housing, Community and Economic Development Policy Committee

PROCLAMATIONS None

STUDENT GOVERNMENT REPRESENTATIVE REPORT Student Liaison Krystina Mastrogiovanni was excused

A CONSENT CALENDAR

It was moved by Councilmember Kirby, seconded by Councilmember Adams, to approve the Consent Calendar consisting of Items *B, *I-3, *I-4, and *J There were no objections

***B UNADOPTED MINUTES** The unadopted Minutes of the Regular Meeting of November 1, 2005 were adopted by order of the Consent Calendar

C ORAL COMMUNICATIONS

Those speaking

1 Chuck Keen, Monrovia

D PUBLIC HEARINGS/MEETINGS

1 General Plan Amendment GPA2005-03/Resolution No 2005-45, Zone Change ZC2005-03 to Change the Land Use and Zoning Designation from Office/Research and Development/Light Manufacturing (O/RD/LM) to a Specific Plan Designation at 700 South Myrtle Avenue by Woodford Investment, LLC/Barratt American Applicants, Introduction and First Reading of Ordinance No 2005-12

Mayor Hammond recused himself from discussion or voting on the matter due to a possible conflict of interest due to the proximity of his business to the project and exited Council Chambers

Steve Sizemore, Planning Division Manager, reviewed the Staff Reports for Agenda Items Nos D-1, 2 and 3 together

The Urban Land Institute (ULI) study of the South Myrtle Avenue Corridor laid out guiding principles for the future development of this area. One of their recommendations was that the development of this area should be planned in a comprehensive and detailed manner. For the "Barratt" project in the 700 block of South Myrtle Avenue, which was part of the ULI study area, Staff determined that the specific plan would be the appropriate mechanism to incorporate the goals of the General Plan and the ULI Study into a comprehensive document to ensure appropriate development of the site.

The proposed Land Use and Zoning designation change was for the property located on the western two-thirds of the block bounded by Olive Avenue on the north, Ivy Avenue on the east, Walnut Avenue on the south, and Myrtle Avenue on the west. The General Plan Amendment would add the "Specific Plan" designation to the list of existing Land Use Categories, established a maximum density and Floor Area Ratio (FAR) for properties with that designation, and change the existing Office/Research and Development/Light Manufacturing (O/RD/LM) designation on the Land Use Map to 700 South Myrtle Avenue Specific Plan.

The proposed ordinance amended the Municipal Code by creating a new SP (Specific Plan) zoning district in the Zoning Ordinance, incorporated a reference to the 700 South Myrtle Avenue Specific Plan, and amended the Official Zoning Map by changing the existing zoning on the subject property from O/RD/LM to SP.

At its meeting of November 9, 2005, the Planning Commission adopted Resolution Nos 2005-10 and 2005-11 approving and recommending approval of General Plan Amendment GPA2005-03 and Zone change ZC2005-03, respectively.

(Public Hearings opened for D-1, 2, 3, vote taken separately after Agenda Item D-3 below)

2 Tentative Tract Map TTM063146/Conditional Use Permit CUP2005-22 for the Construction of a Mixed Use Development Consisting of One Hundred Thirty-Six (136) Residential Units, Eleven (11) Live/Work Units, Seventy Eight Hundred (7,800) square feet of Non-Residential Space and a Three Hundred Seventy (370) Space Parking Structure at 700 South Myrtle Avenue, and the Adoption of the 700 South Myrtle Avenue Specific Plan, Resolution No 2005-67, by Woodford Investment, LLC/Barratt American, Applicants

Mayor Hammond had recused himself from discussion or voting on the matter due to a possible conflict of interest due to the proximity of his business to the project and exited Council Chambers as noted above.

The applicant requested approval of a Tentative Tract Map, Conditional Use Permit and adoption of the 700 South Myrtle Avenue Specific Plan that would allow a mixed-use development consisting of 136 residential units, 11 live/work units, 7,800 square feet of non-residential space and a 370 space parking structure on a 3.01 acre site on the easterly side of Myrtle Avenue, south of Olive Avenue.

On September 19, 2005, a neighborhood meeting was held to explain the project and elicit comments and concerns so that they could be addressed before the project moved forward. Several merchants attended and, overall, the meeting was positive with some questions on the impact of the project on the Family Festival. In October, the project was presented to the Historic Preservation Commission as an informational item. It was well received.

The Planning Commission held a Public Hearing on November 9, 2005 to review the proposal. At the Public Hearing, the applicant spoke in favor of the project and Coulter Winn discussed his concerns about the development. At the close of the Public Hearing, the Commission unanimously voted to recommend approval of the project to the City Council.

The overall vision for the planning area promoted the transformation of a light industrial area to a new pedestrian mixed-use community that integrates the new construction with the historic downtown. Approval of the Specific Plan established the general framework and design guidelines for development of the subject property. All future entitlements must be consistent with the development standards, goals and objectives of the Specific Plan.

The Tentative Tract Map and Conditional Use Permit would initiate the development of the Specific Plan area. The development plan consists of 4 four-story residential buildings and a four story parking structure. The first level would consist of a plaza at the intersection of Myrtle Avenue and Olive Avenue to create interesting space on Myrtle Avenue that would draw pedestrians from the downtown to the new development. As this development was subject to the City's Public Art Ordinance, the developer intended to utilize this area to incorporate public art with a theme towards the Pacific Electric Red Car line, which historically had a stop at this corner.

An important component in the project design was the extension of the pedestrian theme developed for the downtown. The street system would be reconfigured to reduce the traffic lanes from four to two and the street theme would be continued to Walnut Avenue. A new traffic signal would be installed at the intersection of Chestnut Avenue and Myrtle to disperse traffic as it was currently done at the intersection of Myrtle and Olive Avenues.

The building on Olive Avenue housed 58 housing units while the Walnut Avenue building contained 60 housing units. Overall density for the development was 49.2 units to the acre. The proposal would introduce courtyards (three on Walnut Avenue, and one on Olive Avenue) to provide open space for the development. The driveway accessed a four story parking structure that had 370 automotive parking spaces. Level one parking would have 61 spaces that would be allocated for public/guest parking spaces. The remaining spaces would be used for resident parking and would be secured with a residential gate. All parking spaces met the city's standard parking size (9 foot by 20 foot).

The ULI study and City Staff placed a strong focus on ensuring that development in the downtown extension was high quality and incorporated architecture and design principals that contributed to the overall success of the area. The commercial/live work component was intended to integrate the project into the existing Myrtle Avenue environment and the reconfiguration of the street and the extension of the street furniture would achieve this goal. The residential component on Olive and Walnut Avenues provided pedestrian linkages to the downtown and continued the City's goal of providing more housing in the downtown area to support the economic and social vitality of the downtown. The proposed mixed-use development also provided additional parking for visitors to the downtown.

The Planning Commission unanimously recommended approval with the conditions of approval.

(Public Hearings opened for D-1, 2, 3, and vote taken separately after Agenda Item D-3 below.)

3 Amendment to Title 17 (Zoning) of the Monrovia Municipal Code Pertaining to Regulations for the Adoption and Administration of Specific Plans, Introduction and First Reading of Ordinance No 2005-11

Mayor Hammond had recused himself from discussion or voting on the matter due to a possible conflict of interest due to the proximity of his business to the project and exited Council Chambers as noted above.

Steve Sizemore, Planning Division Manager, reviewed the Staff Report.

The proposed ordinance would amend the Zoning Ordinance (Title 17) of the Monrovia Municipal Code by adopting procedures for the City to follow when considering specific plans.

He stated that it was important to note that the adoption of a specific plan did not vest development rights or grant entitlements, but laid out the guidelines by which it could be approved. With the potential of further development in the South Myrtle Avenue Corridor, Staff anticipated that other

specific plans would come forward in the next few years The use of the specific plan would enable Staff, the Commission and the Council to effectively implement long term general plan objectives as well as incorporate the direction specified in the ULI Study

At its meeting of November 9, 2005, the Planning Commission adopted Resolution No 2005-09 approving and recommending approval of Ordinance No 2005-11

PUBLIC HEARING OPENED Mayor Pro Tem Lutz opened the Public Hearing for Items D-1, D-2, and D-3

Those expressing concerns

1 Charlotte Schamadan, Monrovia

2 Carl Short, Monrovia

Those speaking, in favor

1 Project developer John Barroni

PUBLIC HEARING CLOSED Mayor Pro Tem Lutz closed the Public Hearing as there was no one else who wished to speak for or against the matter

After discussion pertaining to D-1, it was moved by Councilmember Adams, seconded by Councilmember Garcia, to adopt Resolution No 2005-45 approving General Plan Amendment GPA2005-03, introduce and waive further reading of Ordinance No 2005-12, and read by title only Ordinance No 2005-12

City Attorney Steele read as follows

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA AMENDING TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE PERTAINING TO THE OFFICIAL ZONING MAP AND THE CREATION OF THE SP (SPECIFIC PLAN) ZONE

ROLL CALL Ayes Councilmembers Adams, Garcia, Kirby, Mayor Pro Tem Lutz
Excused Mayor Hammond
Motion carried 4-0

After discussion pertaining to D-2, it was moved by Councilmember Adams, seconded by Councilmember Kirby, to approve Resolution No 2005-58 adopting the 700 South Myrtle Avenue Specific Plan, and approve Tentative Tract Map No 063146 and Conditional Use Permit CUP2005-22 subject to the Planning Conditions on Data Sheet No 1, Fire Conditions on Data Sheet No 2, and Public Works Conditions on Data Sheet No 3

ROLL CALL Ayes Councilmembers Adams, Garcia, Kirby, Mayor Pro Tem Lutz
Excused Mayor Hammond
Motion carried 4-0

After discussion pertaining to D-3, it was moved by Councilmember Adams, seconded by Councilmember Garcia, to introduce and waive further reading of Ordinance No 2005-11, and read by title only Ordinance No 2005-11

City Attorney Steele read as follows

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA AMENDING TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL REGARDING THE PROCEDURES FOR THE ADOPTION OF A SPECIFIC PLAN

ROLL CALL

Ayes Councilmembers Adams, Garcia, Kirby, Mayor Pro Tem Lutz
Excused Mayor Hammond
Motion carried 4-0

At 8 58 P M , Mayor Hammond returned to City Council Chambers

4 Open and Continue to December 6, 2005, General Plan Amendment GPA2005-04/Resolution No 2005-58, Zone Change ZC2005-04 to Change the Land Use and Zoning Designation from Public/Quasi-public (P/QP) to Residential Low Density (RL) for a Remnant Lot Previously Part of the Los Angeles County Flood Control District (LACFCD) that would be Consolidated with the Adjacent Lot at 1521 Pilgrim Way by Property Owner Tom Blank, Introduction and First Reading of Ordinance No 2005-13

The Los Angeles County Flood Control District (LACFCD) owned property or retained easements along flood control channels. From time to time, they would offer for sale portions of their property that was no longer needed for flood control purposes to the adjacent property owners. All flood control property was zoned Public/Quasi Public (P/QP) which did not allow the construction of residential structures. The property owner at 1521 Pilgrim Way purchased the lot adjacent to the Santa Anita Wash from LACFCD and received approval by the Development Review Committee (DRC) on October 26, 2005 to consolidate the remnant LACFCD lot with his single-family improved residential lot. He was requesting to change the General Plan designation and the Zoning designation from P/QP to RL.

A Public Hearing before the Planning Commission was held on November 9, 2005. The Planning Commission recommended approval to the City Council for the General Plan Amendment and Zone Change from P/QP (Public/Quasi Public) to RL (Residential Low Density). The continuance was necessary to allow the applicant the necessary time to record the Certificate of Compliance for the lot line adjustment with the Los Angeles County Recorders Office.

PUBLIC HEARING OPENED AND CONTINUED Mayor Hammond opened the Public Hearing. There was no one who wished to speak for or against the matter.

It was moved by Councilmember Kirby, seconded by Councilmember Garcia, to open and continue the Public Hearing until December 6, 2005. There were no objections.

5 Historic Landmark HL-87/Mills Act Contract MA-82 for the Property Located at 131 El Nido Avenue by Property Owners Paul and Jeanne Duane, Resolution No 2005-52

Craig Jimenez, Senior Planner, reviewed the Staff Report.

The two-story, single family house was built in 1926 and had a California basement. The attic was converted to living space in 1983. It was a simple variation of Tudor Revival featuring a steep pitched, cross-gabled roof and stucco siding. The dormers on the second floor north (side) elevation were added when the attic was converted.

Lawrence R. McNamee previously lived in this house. McNamee was involved in many civic organizations and served for eight years on the Monrovia City Council, two as mayor.

The Historic Preservation Commission determined that the property met Criteria Number 1 (significant person) and Criteria Number 4 (architecture). At its meeting of October 26, 2005, the Historic Preservation Commission voted to forward a Nomination Statement recommending approval of Historic Landmark designation and approval of a Mills Act Contract with the conditions of approval to the City Council.

PUBLIC HEARING OPENED AND CLOSED Mayor Hammond opened and closed the Public Hearing as there was no one who wished to speak for or against the matter.

It was moved by Councilmember Kirby, seconded by Councilmember Garcia, to adopt Resolution No 2005-52 designating the property at 131 El Nido Avenue, the Lawrence McNamee House, Historic Landmark Number 87, and approve entering into a Mills Act Contract with the conditions of approval There were no objections

6 Historic Landmark HL-88/Mills Act Contract MA-83 for the Property Located at 154 Poppy Avenue by Property Owner Frances Gay Mitchell, Resolution No 2005-59

Craig Jimenez, Senior Planner, reviewed the Staff Report

The house was a two-bedroom, one bath, Craftsman bungalow that was built in 1923 The 690 square foot home has the original redwood siding, along with the original casement windows with wavy glass The wide porch along the front of the house was supported by stucco columns and bases Dentils form a decorative molding under the cornice along the front of the porch The original detached garage, wrapped in redwood siding, was located at the rear of the property

At its meeting of October 26, 2005, the Historic Preservation Commission determined that the house met Criteria Number 4 (Architecture) for designation and voted unanimously to recommend approval of Historic Landmark status and execution of a Mills Act Contract

PUBLIC HEARING OPENED AND CLOSED Mayor Hammond opened and closed the Public Hearing as there was no one who wished to speak for or against the matter

It was moved by Councilmember Garcia, seconded by Mayor Pro Tem Lutz, to adopt Resolution No 2005-59 designating the property at 154 Poppy Avenue as Historic Landmark Number 88 and approve entering into a Mills Act Contract with the conditions of approval There were no objections

7 Historic Landmark HL-89/Mills Act Contract MA-84 for the Property Located at 151 North Sunset Place by Property Owners Harold and Vicky Hansen, Resolution No 2005-60

Craig Jimenez, Senior Planner, reviewed the Staff Report

The single family residence was a single story, Spanish Revival L-shaped massed plan The house and garage were built in 1931 The house had a cross gable, low pitch roof with red clay barrel tiles It was clad in stucco with decorative plaster quoins The original owners of the house were George and Kathryn (Kitty) Carlson The Carlson's were involved in many community organizations

The Historic Preservation Ordinance required that a property meet at least one of the seven criteria specified in order to be designated a local historic landmark The Historic Preservation Commission determined that the property met Criteria Number 1 (significant person) and Criteria Number 4 (architecture) At its meeting of October 26, 2005, the Historic Preservation Commission voted to forward a Nomination Statement recommending approval of Historic Landmark designation and approval of a Mills Act Contract with the conditions of approval to the City Council

PUBLIC HEARING OPENED Mayor Hammond opened the Public Hearing

Those opposed

- 1 Former Mayor Frank Bell, Monrovia, concerned with color and roof restoration

Those in favor

- 1 Vicky Hansen, owner

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

It was moved by Councilmember Adams, seconded by Mayor Pro Tem Lutz, to adopt Resolution No 2005-60 designating the property at 151 North Sunset Place, the George Carlson House, Historic Landmark Number 89 and approve entering into a Mills Act Contract with the conditions of approval There were no objections

8 Historic Landmark HL-90/Mills Act Contract MA-85 for the Property Located at 319 East Colorado Boulevard by Property Owner Espi Bagwell, Resolution No 2005-61

Craig Jimenez, Senior Planner, reviewed the Staff Report

The house was a one-story single family Craftsman Bungalow. Since purchasing the property, the owner had done extensive rehabilitation of the property, including repair of the wood siding, installation of a new roof and exterior painting.

The Historic Preservation Commission determined that the property met Criteria Number 4 (architecture) and Criteria Number 6 (preserves area of interest). At its meeting of October 26, 2005, the Historic Preservation Commission voted to forward a Nomination Statement recommending approval of Historic Landmark designation and approval of a Mills Act Contract to the City Council.

PUBLIC HEARING OPENED AND CLOSED Mayor Hammond opened and closed the Public Hearing as there was no one who wished to speak for or against the matter.

It was moved by Councilmember Kirby, seconded by Councilmember Adams to adopt Resolution No 2005-61 designating the property at 319 East Colorado Boulevard as Historic Landmark Number 90 and approve entering into a Mills Act Contract with the conditions of approval. There were no objections.

9 Historic Landmark HL-91/Mills Act Contract MA-86 for the Property Located at 111 East Greystone Avenue by Property Owner Espi Bagwell, Resolution No 2005-62

Craig Jimenez, Senior Planner, reviewed the Staff Report

This one-story, shingle-sided, Craftsman bungalow was built in 1914 as per the Tax Assessor records. Roof elements include deep overhanging eaves, exposed rafter tails, triangular knee braces and a front-gabled dormer. A projecting, partial-width front entrance porch centers the facade and was supported by square wood posts. Narrow multi-pane casement windows were east and west of the front entrance. An exterior red brick chimney was located on the east elevation of the house.

At its meeting of October 26, 2005, the Historic Preservation Commission determined that the house meets Criteria Number 4 (Architecture) for designation and voted unanimously to recommend approval of Historic Landmark status and execution of a Mills Act Contract to the City Council.

PUBLIC HEARING OPENED AND CLOSED Mayor Hammond opened and closed the Public Hearing as there was no one who wished to speak for or against the matter.

It was moved by Mayor Pro Tem Garcia, seconded by Councilmember Adams, to adopt Resolution No 2005-62 designating the property at 111 East Greystone Avenue as Historic Landmark Number 91 and approve entering into a Mills Act Contract with the conditions of approval. There were no objections.

10 Historic Landmark HL-93/Mills Act Contract MA-88 for the Property Located at 310 East Foothill Boulevard by Property Owner Mark Heralda, Resolution No 2005-64

Craig Jimenez, Senior Planner, reviewed the Staff Report

The house was a one-story Craftsman bungalow, capped by a cross-gabled roof and sheathed in clapboard siding. The roof elements include overhanging eaves, exposed rafter tails, and triangular knee braces. There was extensive use of stone on the house. This property was part of the original Wildrose Tract, which had been identified as potentially qualifying as a historic district.

The Historic Preservation Commission determined that the property met Criteria Number 3 (part of an architectural group of properties) and Criteria Number 4 (architecture) At its meeting of October 26, 2005, the Historic Preservation Commission voted to forward a Nomination Statement recommending approval of Historic Landmark status and a Mills Act Contract to the City Council

PUBLIC HEARING OPENED AND CLOSED Mayor Hammond opened and closed the Public Hearing as there was no one who wished to speak for or against the matter

It was moved by Mayor Pro Tem Lutz, seconded by Councilmember Kirby, to adopt Resolution No 2005-64 designating the property at 310 East Foothill Boulevard as Historic Landmark Number 93 and approve entering into a Mills Act Contract with the conditions of approval There were no objections

11 Historic Landmark HL-94/Mills Act Contract MA-89 for the Property Located at 150 North Magnolia Avenue by Property Owner Michelle Saykally, Resolution No 2005-65

Craig Jimenez, Senior Planner, reviewed the Staff Report

This one-story Craftsman home was built in 1909 The 1,845 square foot home had a combination of horizontal and shingle siding A wide porch, supported by wood columns, spans the width of the front of the home Diamond shaped panes were found on the upper half of the windows The door and windows were surrounded by wide wood molding In 1963, an 860 square foot, single-story, second unit was built in the rear along with a two-car carport The second unit had a stucco exterior and was considered, along with the detached carport, to be non-contributing to the significance of the home

At its meeting of October 26, 2005, the Historic Preservation Commission determined that the house met Criteria Number 4 (Architecture) for designation and voted unanimously to recommend approval of Historic Landmark status and execution of a Mills Act Contract to the City Council

PUBLIC HEARING OPENED AND CLOSED Mayor Hammond opened and closed the Public Hearing as there was no one who wished to speak for or against the matter

It was moved by Councilmember Adams, seconded by Councilmember Garcia, to adopt Resolution No 2005-65 designating the property at 150 North Magnolia Avenue as Historic Landmark Number 94 and approve entering into a Mills Act Contract with the conditions of approval There were no objections

CONVENE MONROVIA REDEVELOPMENT AGENCY MEETING WITHOUT ADJOURNING CITY COUNCIL MEETING

CONVENE Chairman Rob Hammond convened the Regular Meeting of November 15, 2005 of the Monrovia Redevelopment Agency Board of Directors at 9 16 P M in City Council Chambers, 415 South Ivy Avenue, without adjourning the City Council Meeting

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

A CONSENT CALENDAR

It was moved by Boardmember Garcia, seconded by Councilmember Adams, to adopt the Consent Calendar consisting of Agenda Item *B There were no objections

***B UNADOPTED MINUTES** The unadopted Minutes of the Regular Meeting of the Monrovia Redevelopment Agency of November 1, 2005 were approved by order of the Consent Calendar

Mayor Hammond called for a short break from 9 16 P M to 9 21 P M

MRA REPORTS

1 Authorization to Enter into an Exclusive Agreement to Negotiate with Olson Urban Housing, LLC, and Samuelson & Fetter, LLC, Covering the Station Square Study Area, Generally Located North of Duarte Road, East of Magnolia Avenue, South of Evergreen Avenue, and West of Shamrock Avenue

Kevin O'Brien, Redevelopment Division Manager, reviewed the Staff Report

The eastward extension of the Gold Line through Monrovia was anticipated to occur in 2009. The City's lone stop would be located adjacent to the historic Santa Fe Railroad Depot, near the intersection of Myrtle Avenue and Duarte Road. The reintroduction of the pedestrian, light-rail line promised to have a major, positive economic impact to the area, particularly the region immediately adjacent to the station. The recently completed Urban Land Institute land use study, which encompassed the area, noted that the Station Square area "has the capacity to become an exemplary model of high-quality design for high-density, sustainable mixed use." To ensure that the site achieved its full potential, the study recommended that one or more developers be identified and brought into the process as early as possible.

Last year, Agency Staff solicited Requests for Qualifications to a short list of seven highly qualified development firms. The initial objective was to identify a single developer to negotiate exclusively for a six-month period. An evaluation panel comprised of representatives of various City Hall departments was established, and on November 19, 2004, the five firms submitting proposals, Barratt America, J H Snyder Company, Olson Urban Housing, Samuelson & Fetter, and Standard Pacific Homes were interviewed by the panel. All the firms demonstrated a high degree of competency, as well as creativity in their concepts.

At the conclusion of the evaluation process and field tours, the review panel voted to recommend Olson Urban Housing to the Agency Board. Given the quality of experience of all the other firms, the choice was not a simple one. Each of the firms had completed an impressive list of quality projects. Because the development would be comprised of housing, retail, commercial, office, and mixed use, the panel felt it important that the selected developer have a strong track record in as many of these product types as possible.

At its June 7, 2005 meeting, the Agency Board considered a Staff recommendation that an ENA be entered into with prominent housing developer Olson Urban Housing. Following an extensive discussion, the Board indicated that, because of the diverse scope of the proposed project, it would prefer that the ENA be entered into with two developers having expertise in both residential as well as office projects. The Board indicated that it would like to see a partnership established between Olson Urban Housing and Samuelson & Fetter, a local office developer. These two groups subsequently held a series of meetings and had indicated that a partnership was possible, with each respective company having responsibility for their product specialty. With the execution of the proposed ENA, each developer would be required to deposit \$100,000.00 to be used to pay for appraisals, environmental studies and economic analysis. At the conclusion of the six-month exclusive negotiating period, if it was determined that either a project was not feasible or that the parties could not agree to specific terms, the agreement would automatically terminate.

Staff recommended the approval of the Exclusive Negotiating Agreement with The Developer.

It was moved by Boardmember Adams, seconded by Vice-Chairman Lutz, to approve an Exclusive Negotiating Agreement with the Developer and authorize the Executive Director to execute the necessary documents.

Ayes

**Boardmembers Adams, Garcia, Kirby, Vice-Chairman Lutz and
Chairman Hammond
Motion carried 5-0**

MRA ADJOURNMENT Chairman Hammond adjourned the Monrovia Redevelopment Agency Meeting at 9 30 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 & SUB-COMMITTEES

1 Mayor Hammond reported that

(a) Scheduled Disaster Drill He announced that a citywide Disaster Drill was scheduled for December 13, 2005, Police Department Community Room

(b) Comparison of Measure A and State Grants Used to Purchase Wilderness Preserve Properties In response to Mayor Hammond's request, City Manager Ochoa presented a draft three-fold pamphlet which would compare Measure A to State Grants received, which Staff believed to be very easy to read and understood, as well as the complete language of the July 2000 ballot. The information would be available at City Hall and other City sites, as well as the website

It was moved by Mayor Hammond, seconded by Councilmember Adams, to direct Staff to proceed with the pamphlet as presented. There were no objections

(c) He thanked Lorraine Mohan and the Allied Council for the Veteran's Day activities and wished everyone a Happy Thanksgiving

2 Mayor Pro Tem Lutz reported that

(a) The NEAT Program, presented by the Fire Department, was scheduled for 7 00 P M , Community Center in the Kay Dalton Room on November 29, 2005

(b) Southern California Edison and Gas Company presented a disaster preparedness class in City Council Chambers on how the utilities would coordinate with cities

(c) She attended a recent meeting of Youth in Government. She explained that the Youth in Government program was for high school juniors and seniors which taught them how government worked in Sacramento

(d) She attended the Monrovia Adult School's Candidate's Forum where there was good discussion and feedback

(e) She attended the Veteran's Day Program in Library Park, and thanked Councilmember Kirby and his band for their participation. She also thanked those who came out to honor our veterans

3 Councilmember Adams reported that

(a) He wished all a Happy Thanksgiving

4 Councilmember Garcia reported that

(a) He thanked his fellow City Councilmember for recognizing him as the new Chairman of the Housing, Community and Economic Development Policy Committee, and reviewed the work cut out for them for the upcoming year

5 Councilmember Kirby reported that

(a) He had attended the Fourth Annual Countywide Transportation Summit on November 14, 2005 whose theme was "Mobility 21." He explained the purpose of the summit

H REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES None

I ADMINISTRATIVE REPORTS

1 Amendment of Title 15 44 "Art in Public Places" of the Monrovia Municipal Code Pertaining to Establishing a Library Improvement Fund, Introduction and First Reading of Ordinance No 2005-06

Tito Haes, Deputy City Manager, reviewed the Staff Report

In February 2004, the City Council adopted the Art in Public Places Ordinance. Currently, the Ordinance required developers of projects totaling over \$1 million in cost to incorporate artwork appraised at 1% of the project cost into the project or pay an "in-lieu" art fee of 1% of the project cost. This fee was deposited in the Art in Public Places Fund.

Ordinance No. 2005-06 would amend the Art in Public Places Ordinance to establish the Library Improvement Fund. Passage of this ordinance would allow developers choosing to pay the "in-lieu" art fee the option of contributing half of the "in-lieu" art fee to the Library Improvement Fund and the other half to the Art in Public Places Fund. The Library Improvement Fund would be maintained by the Director of Administrative Services and would be utilized only to acquire, construct or physically improve the Monrovia public library facilities. Similar to the Art in Public Places Fund, any money deposited into the Library Improvement Fund had to be spent within five (5) calendar years of deposit.

Staff recommended the City Council adopt Ordinance No. 2005-06, thereby amending the Art in Public Places Ordinance to establish the Library Improvement Fund.

After discussion, for clarification as to the utilization of the Fund, 15 44 045 (B) was changed to read "or make capital improvements to the Monrovia public library facilities." In addition, Staff was directed to meet with Councilmember Garcia to determine what his original expectation was as far as the amount of funding so that they can look at altering the funding mechanism to achieve that goal.

It was moved by Councilmember Adams, seconded by Councilmember Garcia, to amend 15 44 045 (B) to read "capital improvements" in place of "physically," introduce and waive further reading, read by title only Ordinance No. 2005-06, amending Monrovia Municipal Code Section 15 44, the Art in Public Places Ordinance to establish the Library Improvement Fund, and direct Staff to get together with Councilmember Garcia to determine what that original expectation was as far as the amount of funding so that they can look at altering the funding mechanism to achieve that goal. There were no objections.

City Attorney Steele read as follows:

AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, REGARDING ART IN PUBLIC PLACES, ESTABLISHING THE LIBRARY IMPROVEMENT FUND AND AMENDING THE MONROVIA MUNICIPAL CODE

2 Amendment to 2005-07 Budget, Addition of Assistant Planner/Planning Trainee to the Community Development Department, Resolution No. 2005-68

Alice Griselle, Director of Community Development, reviewed the Staff Report.

The Planning Division of the Community Development Department had reached a critical point in staffing with current and long range planning projects. Anticipating a noticeably increased workload for the Planning Division in the coming months and years, the Department had a need for an additional planner. The position would be co-advertised as a Planning Trainee/Assistant Planner.

The necessary funding would be taken from the Proposition A Local Return Fund which could assume the cost of the position at either classification. The fully burdened cost of the Trainee was \$52,000.00. The fully burdened cost of the Assistant Planner was \$58,000.00.

Staff recommended that the City Council authorize the addition of one Planning Trainee or Assistant Planner to the Community Development Department.

It was moved by Councilmember Adams, seconded by Mayor Pro Tem Lutz, to adopt Resolution No. 2005-68. There were no objections.

***3 Set for Public Hearing on December 6, 2005, Historic Landmark HL-92 and Mills Act MA-87 for the Property Located at 164 North Encinitas Avenue by Property Owners Mark and Cindy Rude, Resolution No 2005-63**

This matter was approved by order of the Consent Calendar

At its meeting of October 26, 2005, the Historic Preservation Commission voted to continue to its November 16, 2005 meeting a recommendation of nomination for approval of Historic Landmark status and execution of a Mills Act for the property at 164 North Encinitas Avenue to the City Council At that meeting, the Historic Preservation Commission determined that the property would meet Criteria #4 (architecture) once all the asbestos siding was removed

***4 Amendment of Title 15 (Building and Construction) of the Monrovia Municipal Code Pertaining to Undergrounding of Utilities, Second Reading and Adoption of Ordinance No 2005-14**

This matter was approved by order of the Consent Calendar

This was the second reading and final adoption of Ordinance No 2005-14 amending Title 15 of the Monrovia Municipal Code, pertaining to undergrounding of utilities Staff continued to recommend approval of this ordinance

***J PAYROLL & VOUCHERS** Payroll No 22 in the net amount of \$510,366 33, and Voucher Numbers 129163 through 129442 non-sequentially in the amount of \$684,850 92 were approved by order of the Consent Calendar

K SCHEDULED MEETINGS

Mayor Hammond announced that the next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, December 6, 2005, 7 30 P M , City Council Chambers, 415 South Ivy Avenue, Monrovia, California, and that the December 20, 2005 Regular City Council Meeting had been cancelled

L ORAL COMMUNICATIONS, CONTINUED, IF NEEDED None

M ADJOURNMENT TO CLOSED SESSION None

N RECONVENE AND REPORT OF CLOSED SESSION None

O ADJOURNMENT Mayor Hammond adjourned the Meeting at 10 29 P M in memory of long-time Monrovia resident Edward White and the anniversary of the passing of Michael A Hammond, brother of Mayor Hammond

APPROVED



Rob Hammond, Mayor

ATTEST



Linda B Proctor, MMC, City Clerk