

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, MARCH 21, 2006, 7 30 P M**

CONVENE Mayor Rob Hammond convened the Regular Meeting of the Monrovia City Council of Tuesday, March 21, 2006 at 7 38 P M in City Council Chambers, 415 South Ivy Avenue, Monrovia, California (preceded by the Salute to Service Program, which included proclaiming Wednesday, March 22, 2006 as "Jacob Withers Day" in honor of the former serviceman arriving back home, 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 Dr John Mastrogiovanni, Pastor, presented the Invocation

PLEDGE OF ALLEGIANCE Jacob Withers, formerly 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 Recognition of Returning Serviceman Jacob Withers, formerly of the United States Navy

Mayor Hammond and the City Council presented Alejandro Galindo with his Blue Star Banner and recognized him for his service to our country

2 Recognition of Retiring Planning Commissioner Ed Zoolalian

Director of Community Development Alice Griselle assisted the Mayor and City Council in recognizing retiring Planning Commissioner Ed Zoolalian

3 Introduction of Youth in Government Students

Jennifer Postlewaite, Lead Advisor, and members of the Santa Anita YMCA Youth & Government Delegation were recognized by the Mayor and City Council for their participation as a Premier Delegation at a five day Model Legislature & Court at the State Capitol in Sacramento Three of the delegates gave a brief explanation of the program While in Sacramento, members of the delegation were assigned different roles as Lobbyists, Pages, Senators, Assemblymembers, and Legislative Analyst, as well as members of the State Board of Education, Trial Court, Special Investigation Panel and the National Issues Commission Their accomplishments included getting an initiative passed, three proposals passed at the Board of Education, winning a Trial Court Case, and their bill was passed through the Assembly

PROCLAMATIONS None

STUDENT GOVERNMENT REPRESENTATIVE REPORT Student Liaison Krystina Mastrogiovanni reviewed activities at Monrovia High School

A CONSENT CALENDAR

It was moved by Councilmember Garcia, seconded by Mayor Pro Tem Lutz, to approve the Consent Calendar consisting of Items *B, *F-1, *F-2, *F-3, *I-3, *I-4, *I-5, *I-6, *I-7, *I-8, *I-9, *I-10, *I-11, *I-12, *I-13, and *J Councilmember Adams abstained from voting on *I-9 as he was absent from Council Chambers due to a conflict of interest, and Councilmember Kirby abstained from voting on *B, as he was not at the last Meeting

***B UNADOPTED MINUTES** The unadopted Minutes of the Special Joint Library Board Meeting of February 23, 2006, and Regular Meeting of March 7, 2006 were adopted by order of the Consent Calendar

C ORAL COMMUNICATIONS

Those speaking

- 1 Becky Shevlin, Monrovia
- 2 Cyrus Kemp, Monrovia
- 3 Steve Johnson, Monrovia
- 4 Andrew Braggins, Monrovia/Rialto, Stage 17
- 5 Phil Deprema, Monrovia
- 7 Ed Cashryn, Monrovia
- 8 Paul Jogminas, Monrovia
- 9 Dr John Mastrogiovanni, Monrovia
- 10 Bobi Reed and Kathy Reece-McNeil, Monrovia

At Mayor Hammond's request, City Manager Ochoa, responded to Ms Reed's and Ms Reece-McNeil's request for permitted overnight parking on Melrose Avenue by reporting that he had received a request for consideration for permitted overnight parking and had forwarded the request to the City Traffic Engineer He noted that 67% of the residents on the street need to approve the request

Mayor Hammond called for a recess from 8 35 P M to 8 46 P M

Mayor Hammond moved the following matter out of order

G REPORTS OF CITY COUNCILMEMBERS & SUB-COMMITTEES

- 1 Mayor Hammond

(a) Support of Facilities Improvements at Monrovia High School, Resolution No 2006-21 Mayor Hammond read the Resolution in support of the facilities improvements at Monrovia High School

Those speaking

- Steve Chesley, Monrovia
 Clare Chesley, Board of Education President, Monrovia
 Louise K Taylor, Superintendent of Schools, Monrovia
 Bruce Carter, Monrovia
 Ed Gililand, Board of Education, Monrovia
 Susan Goeff, Chair, Measure M, Monrovia
 Debbie Elliot-Penzer, Monrovia
 Michelle Bradley-Orozco, Monrovia

It was moved by Councilmember Lutz, seconded by Councilmember Adams, to adopt Resolution No 2006-21 Discussion in support of the facilities improvements ensued

ROLL CALL

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

The City Council presented the Resolution to Monrovia Board of Education President Clare Chesley

D PUBLIC HEARINGS/MEETINGS

1 Opened and Continued from February 21, 2006, Amendment to Tract Map 61821/Conditional Use Permit CUP2004-10 to Modify a Public Works Condition Pertaining to the Drainage on the Property for a 47-Unit Planned Unit Development at 950 Royal Oaks Drive, Applicant Royal Oaks Village, LLC

At 9 01 P M , Councilmember Adams exited Council Chambers due to a possible conflict of interest

City Engineer Doug Benash reviewed the Staff Report

Prior to completion of the engineering analysis, the developer requested that the project site be drained to Royal Oaks per the approved Conditions of Approval He had now withdrawn his request to change the Conditions of Approval that allowed the project to drain onto Huntington Drive

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 Councilmember Kirby, to receive and file the report There were no objections

At 9 03 P M , Councilmember Adams returned to Council Chambers

CONVENE MONROVIA REDEVELOPMENT AGENCY MEETING WITHOUT ADJOURNING CITY COUNCIL MEETING

CONVENE Chairman Rob Hammond convened the Regular Meeting of March 21, 2006 of the Monrovia Redevelopment Agency Board of Directors at 9 03 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 Councilmember Adams, seconded by Councilmember Garcia, to adopt the Consent Calendar consisting of Agenda Item *B There were no objections Boardmember Kirby abstained as he had not been in attendance at the Meeting

***B UNADOPTED MINUTES** The unadopted Minutes of the Regular Meeting of the Monrovia Redevelopment Agency of March 7, 2006 were approved by order of the Consent Calendar

At 9 03 P M , Boardmember Adams exited Council Chambers due to a possible conflict of interest

MRA REPORTS**1 Joint Public Hearing, Disposition and Development Agreement with Envision Community Development, LLC, a California Limited Liability Company, Regarding Property Located at 417 and 425 Monrovista Avenue, 1814, 1820 and 1822 South California Avenue, 410 and 414 East Duarte Road, City Resolution No 2006-19 and Agency Resolution No 2-2006**

Redevelopment Division Manager Kevin O'Brien reviewed the Staff Report

The Redevelopment Agency had for many years sought to address the numerous forms of blight that have plagued the Monrovista Neighborhood. In addition to the physical deterioration that characterized the street, the area, at various times, had suffered from a criminal element that included gang violence and open drug sales. In conjunction with the Police Department, a multi pronged plan was instituted beginning in the mid 1980's to address and eliminate the core problems in the area. Due to the combined efforts of the Police Department and Redevelopment Agency, service calls to the neighborhood had largely been eliminated, and the street now displayed a renewed pride of residency.

On January 4, 2005, the City Council and Agency Board approved a Disposition and Development Agreement ("DDA") with Bourne Construction Inc. for the development of fourteen single-family units. That development was considered to be the first phase of a two part housing development to revitalize this distressed neighborhood. The Agency owned property located at 417 and 425 Monrovista Avenue, 1814-1822 S California Avenue, and 410 and 414 E Duarte Road would be part of the second phase of redeveloping this neighborhood. Under the proposed DDA, Envision Community Development, LLC, would construct a planned unit development consisting of ten detached units along Monrovista Avenue and 28 attached units along South California Avenue, East Duarte Road and East Monrovista Avenue. A total of eleven units would be reserved for sale to moderate income buyers.

The total cost to the Agency to acquire the sites, relocate the tenants, and demolish the improvements was \$1,518,700. The funds used for these acquisitions were affordable housing set-aside funds. The developer was proposing to pay a total of \$1,087,000 for the property. Consequently, the total cost to the Agency's housing fund was \$431,700, or \$39,245 per affordable housing unit received.

Staff recommended approval of the proposed Disposition and Development Agreement between the Monrovia Redevelopment Agency and Envision Community Development, LLC.

PUBLIC MEETING OPENED AND CLOSED Chairman 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 Vice-Chairman/Mayor Pro Tem Lutz, seconded by Boardmember/Councilmember Kirby, to approve City Council Resolution No 2006-19 and Agency Resolution No 2-2006

Ayes Boardmembers/Councilmembers Garcia, Kirby, Vice-Chairman/Mayor Pro Tem Lutz and Chairman/Mayor Hammond
Absent Boardmember/Councilmember Adams
Motion carried 4-0

MRA ADJOURNMENT Chairman Hammond adjourned the Monrovia Redevelopment Agency Meeting at 9:09 P.M., Boardmember Adams returned to Council Chambers, and the City Council Meeting continued.

RECONVENE MONROVIA CITY COUNCIL MEETING**E BIDS****1 Award of Contract to EDAW for Update of Land Use and Circulation Elements and Program EIR for Transit Village Area, Myrtle Avenue Corridor, and West Huntington Drive in the Amount of \$363,913 00**

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

Staff recommended the amendment of the Monrovia General Plan Land Use Element to reflect new land use policy for properties surrounding the future Gold Line light rail station to incorporate the Urban Land Institute report recommendations for the Myrtle Avenue Corridor, and better define the range of suitable uses for West Huntington Drive. In addition, the Circulation Element would be updated to address traffic and circulation patterns associated with and complementary to the contemplated land use changes. An EIR would be prepared in compliance with CEQA. The EIR would identify and analyze potential environmental issues and the impact of these General Plan amendments. Plans to conduct a public outreach program to educate and involve affected property owners and residents in the planning process had been prepared by City Staff.

A proposal was requested and conferences were held with interested consulting firms. Three proposals were submitted by IBI Group, Impact Sciences and EDAW.

The lowest proposal was submitted by EDAW Inc with Kaku Associates as the traffic sub-consultant for \$310,270 00. After thoroughly reviewing the proposal, follow up interviews were conducted with EDAW and Kaku Associates to determine if they could produce the information and documents Staff felt necessary. Additional traffic studies were requested by the Public Works Department and additional public outreach was requested by Community Development. Kaku Associates satisfied the Public Works request for additional traffic analysis at an additional amount of \$35,180 00. An additional budget of \$12,000 00 for community meetings and outreach was proposed, and a customary 10% contingency was applied for a revised proposal cost of \$363,913. Olson Urban Housing, LLC and Samuelson & Fetter, LLC also interviewed the representatives of EDAW and Kaku and were satisfied that they could perform the tasks.

The Monrovia Redevelopment Agency entered into an Exclusive Negotiating Agreement (ENA) with Olson Urban Housing, LLC, and Samuelson & Fetter, LLC, covering the Station Square Study Area. With the execution of the ENA, each developer deposited \$100,000 00 to be used to pay for appraisals, environmental studies and economic analysis. Additional monies would be requested to cover their share of the contract.

EDAW/Kaku was asked to estimate the percentage of the work devoted to the Station Square Study Area and the percentage of work devoted to the Myrtle Avenue Corridor and West Huntington Drive areas. Based on all the facts, EDAW determined that the percentage should be approximately two-thirds or 67% for the Station Square Area to be paid by the developers and approximately one-third or 33% would be paid by the City. The developer's share was projected at \$243,822 00, and the City's share at \$120,091 00.

Staff requested to use the General Plan Cost Recovery Fund to pay for its portion of the study.

EDAW with Kaku Associates, as a sub-contractor for the traffic analysis, submitted the lowest cost proposal at \$363,913 00. Staff was satisfied that it had the expertise and staffing to provide a well-written and meaningful updated Land Use Element, Circulation Element and EIR for the Station Square area, Myrtle Avenue Corridor, and West Huntington Drive.

4 Councilmember Garcia reported that

(a) He received a letter recently from Senator Tom Torlakson stating that Monrovia would definitely be a model for transit-oriented development as a result of the February 24, 2006 fact finding mission by Assemblymember Carol Liu and three State Senators, Tom Torlakson, Alan Lowenthal and Bob Margett when they took a tour of the historic depot, and took part in an Integrated Development Design Conference to discuss the challenges, opportunities and benefits associated with transit-oriented development

(b) The infrastructure bond failed to get on the June ballot He acknowledged all the people who worked so hard to get this on bond on the ballot and expressed hope that it would get on the November ballot

5 Councilmember Kirby reported that

(a) He had been a part of the Wildrose Elementary School delegation that met with the California Department of Education March 21, 2006 as a result of the school's submission of an application to be designated a California Distinguished School, and was very glad to be a part of it

(b) He wanted to give clarity on why Monrovia Unified School District needed a bond measure He explained the funding formula for average daily attendance by the state and reported that there was no other way to fund local projects except by local general obligation bonds He urged the public to support the school board members

I ADMINISTRATIVE REPORTS

At 9 32 P M , Mayor Hammond and Mayor Pro Tem Lutz exited City Council Chambers due to location of their businesses to the project Councilmember Adams presided

1 Temporary Traffic Mitigation Plans for the Colorado Commons Project, Continued from March 7, 2006

Dave Fike, Director of Public Works, reviewed the Staff Report

On January 17, 2006 the City Council received and filed the Colorado Commons Construction Mitigation Plan for the Colorado Commons project A detailed review of the project impacts were studied with an emphasis on Traffic circulation and maximizing the downtown parking It was determined that this could be achieved by creating one-way streets and a combination of parallel and diagonal street parking

The parking time would be divided as follows 3 hour parking from Primrose to mid-block, 90 minutes from mid-block to the alley west of Myrtle Avenue, handicap parking and 20 minute parking spaces would be provided from the west alley to Myrtle Avenue, including a four-way stop on Primrose Avenue at Lemon Avenue

The designations of the one-way streets and installation of temporary four-way stop were to be maintained for the duration of the Colorado Commons project Upon completion and final acceptance of the Colorado Commons, the Traffic Safety Committee would review the temporary improvements and might provide a recommendation to make the designated one-way streets and four-way stop permanent

The estimated funds of \$250 00 were available through the Street Maintenance Fund

It was moved by Councilmember Garcia, seconded by Councilmember Kirby, to designate Lemon Avenue as a one-way street in the westbound direction, Myrtle Avenue to Primrose Avenue, designate Colorado Boulevard as a one-way street in the eastbound direction, Primrose Avenue to Myrtle Avenue and convert the intersection of Primrose Avenue and Lemon Avenue to a temporary four-way stop There were no objections

2 Installation of 4-Way Stop Signs on Primrose Avenue at Palm Avenue, Resolution No 2006-17, Continued from March 7, 2006

Dave Fike, Director of Public Works, reviewed the Staff Report

The subject of a four-way stop at Primrose Avenue and Palm Avenue had been discussed at Traffic Safety Committee meetings. Currently, the intersection did not meet the State of California Traffic Manual criteria for installation of a four-way stop. The Traffic Safety Committee reviewed the pedestrian and vehicle traffic condition generated by the Church, the Community Center, the Library and Library Park, along with the local residents trying to cross this intersection. It was determined that a four-way stop would be warranted. The estimated funds of \$100 00 were available through the Street Maintenance Fund.

Councilmember Kirby asked that Staff track the traffic on Ivy Avenue in the event it increased due to the four-way stop on Primrose Avenue.

It was moved by Councilmember Kirby, seconded by Councilmember Garcia, to adopt Resolution No 2006-17. There were no objections.

At 9 42 P M , Mayor Hammond and Mayor Pro Tem Lutz returned to City Council Chambers

***3 Urban Water Management Plan Update, Resolution No 2006-09**

This matter was approved by order of the Consent Calendar

In accordance with the California Urban Water Management Plan Act of 1990 an Urban Water Management Plan had to be prepared by each urban water supplier that provided water for municipal services to more than 3,000 customers or more than 3,000 acre-fee of water annually. The Plan had to be updated every five (5) years.

This plan assured that the City's water system was in compliance with the State of California Department of Water Resources Urban Water Management Plan under Water Code Section 10620. The Utility Division had to review its plan to make amendments and changes as they pertained to the City's water system.

***4 Rotary Park Improvements, Project No C-2966, Acceptance of Work and Final Payment in the Amount of \$26,500 00 to Golden State Fence Company**

This matter was approved by order of the Consent Calendar

On September 6, 2005 the City of Monrovia awarded a contract to Golden State Fence Company for the installation of a tubular steel fence in the amount of \$26,500 00. Funding was available through State Prop 40 Funds.

Golden State Fence Company was given a "Notice to Proceed" for the installation of a six (6) foot high tubular steel fence along the perimeter of Rotary Park on October 3, 2005. The work was completed on November 17, 2005.

***5 Southern California Foothill Communities Water Supply Reliability Program, Resolution No 2006-20**

This matter was approved by order of the Consent Calendar

The Southern California Foothill Communities Water Supply Reliability Program's (WSRP) goal was to serve the future water needs of nearly 2 million residents from La Canada to Fontana who depended on the Raymond, San Gabriel, Chino and Six Basins for their water supply

A primary element of the Program was the successful passage of the Water Resources Development Act (WRDA) Section of 5052 of H R 2864, would appropriate \$5 million for the Army Corps of Engineers and local WSRP stakeholders to plan and design water supply reliability projects There was no fiscal impact

***6 Legislative Bulletin**

This matter was approved by order of the Consent Calendar

This report highlighted and summarized pending State legislation that might 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 as follows

Oppose SB110, AB1990, SSB1177AB2922, SCA20, ACA22, SB1206

Support AB2158, AB1387

Watch AB2015

Staff was directed to contact Monrovia's elected representatives for their support

***7 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 will be Consolidated with the Adjacent Lot at 1521 Pilgrim Way by Property Owner, Tom Blank, Second Reading and Adoption of Ordinance No 2006-04**

This matter was approved by order of the Consent Calendar

This was the second reading and final adoption of Ordinance No 2006-04 relating to a Zone Change to change the Land Use and Zoning Designation from Public/Quasi-Public to Residential Low Density for a remnant lot previously part of the Los Angeles County Flood Control District Staff continued to recommend approval of this ordinance

***8 Amending Title 17 (Zoning) of the Monrovia Municipal Code Pertaining to Development Standards for Properties within the Angeles National Forest Designation and the ANF (Angeles National Forest) Zone, Second Reading and Adoption of Ordinance No 2006-03**

This matter was approved by order of the Consent Calendar

This was the second reading and final adoption of Ordinance No 2006-03 amending Title 17 of the Monrovia Municipal Code, relating to development standards for properties within the Angeles Nation Forest Designation and the Angeles National Forest Zone Staff continued to recommend approval of this ordinance

***9 Zone Change Changing the Land Use and Zoning Designation to Planned Development – Area 25 (PD-25) for Properties on the North Side of Monrovista Avenue, Second Reading and Adoption of Ordinance No 2006-01**

This matter was approved by order of the Consent Calendar

This was the second reading and final adoption of Ordinance No 2006-03 relating to a Zone Change changing the Land Use and Zoning Designation to Planned Development – Area 25 for properties on the north side of Monrovista Avenue Staff continued to recommend approval of this ordinance

***10 Set for Public Hearing on April 4, 2006, Tentative Tract Map No 065947/Conditional Use Permit CUP2006-09 to Construct a 4-unit, Detached, Two-story Planned Unit Development at 526 Fano Street by Sunny Construction**

This matter was approved by order of the Consent Calendar

The applicant requested approval of a Tentative Tract Map to develop a four-unit, two-story detached Planned Unit Development at 526 Fano Street The property is in the RM/RH (Residential Medium/Residential High Density) Zone The proposal met all of the development standards in the Zoning Ordinance There were no variances requested

On March 15, 2006, the Planning Commission held a Public Hearing to review the application and forwarded a recommendation of approval of the project to the City Council

Staff recommended setting April 4, 2006 as the date of the Public Hearing

***11 Set for Public Hearing on April 4, 2006, Tentative Tract Map No 066036/Conditional Use Permit CUP2006-10 to Construct a 6-unit, Detached, Two-story Planned Unit Development at 1232 South Mayflower Avenue by Ron Rossiter**

This matter was approved by order of the Consent Calendar

The applicant requested approval of a Tentative Tract Map to develop a six-unit, two-story detached Planned Unit Development at 1232 South Mayflower Avenue The property was in the RH (Residential High Density) Zone The proposal met all of the development standards in the Zoning Ordinance There were no variances requested

On March 15, 2006, the Planning Commission held a Public Hearing to review the application and forwarded a recommendation of approval of the project to the City Council

Staff recommended setting April 4, 2006 as the date of the Public Hearing

***12 Set for Public Hearing on April 4, 2006, Tentative Tract Map No 066034/Conditional Use Permit CUP2006-08 to Construct a 5-unit, Detached, Two-story Planned Unit Development at 1825 Tenth Avenue by Nimer Matta**

This matter was approved by order of the Consent Calendar

On March 15, 2006, the Planning Commission held a Public Hearing to review an application for a Planned Unit Development (PUD) at 1825 Tenth Avenue The proposed development consisted of five detached units All the units were two-story and served by a common driveway along the south property line The property was in the RM4000 (Residential Medium Density) Zone which allowed one unit for every 4000 square feet of lot area The proposal met all of the development standards in the Zoning Ordinance There were no variances requested

At the close of the Public Hearing, the Planning Commission voted to recommend approval of the project to the City Council

Staff recommended setting April 4, 2006 as the date of the Public Hearing

***13 Amending Title 12, Section 12 32 030(Q) of the Monrovia Municipal Code Relating to Parks Hours of Operation, Second Reading and Adoption of Ordinance No 2006-05**

This matter was approved by order of the Consent Calendar

This was the second reading and final adoption of Ordinance No 2006-05, amending Title 12 of the Monrovia Municipal Code relating to Parks Hours of Operation Staff continued to recommend approval of this Ordinance

J PAYROLL Payroll No 5 in the net amount of \$515,898 11, and Voucher Numbers 135587 through 135931 in the amount of \$888,834 26 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, April 4, 2006, 7 30 P M , City Council Chambers, 415 South Ivy Avenue, Monrovia, California

He welcomed home Jacob Withers again

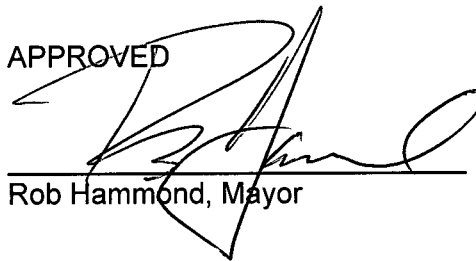
L ORAL COMMUNICATIONS, CONTINUED, IF NEEDED None

M ADJOURNMENT TO CLOSED SESSION None

N RECONVENE AND REPORT OF CLOSED SESSION None

O ADJOURNMENT Mayor Hammond adjourned the Meeting at 9 43 P M

APPROVED



Rob Hammond, Mayor

ATTEST



Linda B Proctor, MMC, City Clerk