

**MINUTES OF THE SPECIAL MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, FEBRUARY 29, 2000, 7:30 P.M.**

CONVENE: Mayor Robert T. Bartlett convened the Special Meeting of the Monrovia City Council of Tuesday, February 29, 2000, at 7:31 P.M., at the Monrovia Community Center, 119 West Palm Avenue, Monrovia, California.

INVOCATION: City Clerk Linda B. Proctor led the Invocation.

PLEDGE OF ALLEGIANCE: Councilmember Lara L. Blakely led the Pledge of Allegiance.

ROLL CALL: In attendance were Councilmembers Lara L. Blakely, Joe Garcia, Rob Hammond, Mayor Pro Tem Tom Adams and Mayor Robert T. Bartlett.

PRESENTATIONS: None

PROCLAMATIONS:

1. Proclaiming March 2, 2000 as "National Education Association's Read Across America Day," a National Celebration of Dr. Seuss's Birthday, and in Recognition of Monroe Elementary School's Annual Community Read-In: Mayor Bartlett proclaimed March 2, 2000 as "National Education Association's Read Across America Day," a national celebration of Dr. Seuss's birthday promoting reading and adult involvement in the education of our youth.

Monroe Elementary School has held its Community Read-In for a number of years, and will hold its next Read-In on March 2, 2000. Support of this proclamation goes hand in hand with Mayor Bartlett's call to the community for its commitment to our youth in September, 1998, when he proclaimed Monrovia a "Community of Promise" dedicated to ensure that our youth have access to the resources they need to become successful adults. The Proclamation will be presented to Monroe Elementary School's Principal Joanne Spring on March 2, 2000.

STUDENT GOVERNMENT LIAISON REPORT: Student Representative Starlin Oldaker, III, was excused.

A. **CONSENT CALENDAR:** None

B. **MINUTES:** None

C. **ORAL COMMUNICATIONS:**

1. City Clerk Proctor read into the record that an update from resident Richard Lowe, who requested assistance under Oral Communications at the February 22, 2000 City Council Meeting, had been received and distributed to all City Councilmembers, at Mr. Lowe's request.

2. Dorothy Kelty, Monrovia, distributed flyers regarding support of Propositions 12 and 13, which were on the March 7, 2000 ballot. She requested that everyone support HR701 regarding Trust for Public Lands by writing their congressman.

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**

City Manager Donald R. Hopper presented a summary of events to date. Robert Kastenbaum, Community Development Director presented a detailed review, with the aid of Power Point, with respect to instructions by the City Council to present a Plan "C" density map, reviewing the changes from Plan "A" and "B".

He reported that the proposed hillside Specific Plans represent the preparation of a long-range plan for the privately owned hillside area within the Madison and Cloverleaf Specific Plan Study Area. The specific plan was designed to address the land use issues associated with development within the planning area and to ensure that hillside development occurs in a comprehensive and coordinated fashion. The specific plan would establish residential land densities and development standards for the privately owned area.

In conjunction with the proposed study and specific plan development, several documents were prepared. The Hillside Advisory Committee selected a land-planning consultant (Planning Associates) to prepare the Plan and associated documents. The Plan developed by the Planning Associates and recommended by the Hillside Advisory Committee has been termed Alternative Land Plan "A".

As a result of two community meetings and several public hearings, the Planning Commission directed Staff to address specific concerns identified with Alternative Land Plan "A". As a result, City Staff developed Alternative Land Plan "B". A new land-planning firm (Planning Consortium) was hired to prepare a Revised Draft Environmental Impact Report (RDEIR) to analyze the environmental impacts of Alternative Land Plan "B". At the same time, Pacific Southwest Biological Services was hired to update the biological data. The Planning Consortium also prepared a Supplement to the Cloverleaf Canyon Specific Plan EIR originally adopted in 1984 in order to analyze the environmental impacts of the proposed plan amendments including: (1) reduced residential densities and (2) amendment of development standards to bring them into consistency with the adopted Hillside Development Policies and Standards.

The City Council, after holding two public hearings, directed Staff to prepare a Plan "C," which included reducing the density within the limits outlined by the City Attorney. In addition, the City Council requested Staff to return with the appropriate documentation to place several related issues on the June 6, 2000 election ballot including:

- (1) a City-wide parcel tax to raise a specified dollar amount to assist in acquiring open space;
- (2) creation and designation of a new open space "Wilderness Preserve" land use that can be placed on government/conservancy owned existing and future acquired open space. This measure would prohibit any change to such designated open space without a vote of the people; and
- (3) the placement of the Specific Plan (Plan "C") on the ballot for a vote of the people.

Staff prepared the Plan "C" along with revised density and topographical density maps. In addition, the appropriate resolutions and ordinances were prepared to implement the measures indicated above.

The City Council had an opportunity to examine several alternative plans including Plan "A" (128 total units), Plan "B" (approximately 75 total units) and now Plan "C" (approximately 69 total units) relating to the Madison Specific Plan, the Cloverleaf Specific Plan Amendment for the Leonard, Woodward and Fors properties, and the Cloverleaf Canyon Specific Plan Amendment. The City Council had the option to vote on any of these plans.

Each of these plans was evaluated with respect to their density and environmental impacts. The Planning Commission reviewed and received testimony on Plan "A" and Plan "B" for approximately one year and recommended approval of Alternative Plan "B". However, at each step of the Public Hearing process, modifications were incorporated into the plan resulting in a lower density plan and additional development requirements. As a result, Staff believed that the proposed Plan "C" incorporated the improvements of Plan "B" along with the reductions in density based on the topographical density map. The reduction in density was also within the limits provided by the City Attorney.

Staff therefore recommended approval of Land Plan "C" and the associated ballot measures that will give the community an opportunity to speak to the issues.

Jackie Perkins, 338 Highland Place, expressed concerns regarding Plan "C".

Public Hearing Opened: Mayor Bartlett opened the Public Hearing.

Those speaking:

1. Gary Miller, 721 Brea Canyon Road, Diamond Bar, in favor
2. Jan Chatton-Brown, attorney for citizens, oppose
3. Rick Reid, 610 Cloverleaf Drive, oppose
4. Frank Williams, 9227 Haven Avenue, Rancho Cucamonga, oppose
5. Brian Ulm, 201 Mauna Loa Drive, oppose
6. Jackie Perkins, 338 Highland Place, oppose
7. Earl Butcher, 21841 Consuegra, Mission Viejo, CA 92692-1060, oppose
8. Gary Robinson, Laguna Niguel, in favor and oppose
9. Mallory Socha, 351 Highland Place, oppose
10. Martha W. Welch, 845 West Hillcrest Boulevard, oppose; submitted copy of presentation
11. Bill Woodward, Landowner, Monrovia, in favor of "A"
12. Nick Smith, 922 W. Olive Avenue and other members of MHS Student Government, oppose development
13. Nick Peters, 845 Wildrose Avenue, oppose

Mayor Bartlett called for a break from 9:37 P.M. to 9:48 P.M.

14. Jim Anderson, 615 Cloverleaf Drive, oppose
15. David Marshak, 346 North Highland Place, oppose
16. Merri Frew, 325 Park Rose Avenue, oppose development, re-offered 10% of fiscal year 2000 receipts
17. Steve Miller, 696 West Foothill Boulevard, oppose
18. John Volk, 803 Oakglade Drive, oppose

19. Daniel R. Wildish, 500 N. State College Boulevard, Suite 500, Orange, attorney for Mr. and Mrs. Gary Miller, oppose Plan "C"
20. Cyrus E. Kemp, 346 North Bradoaks, oppose development
21. Robert J. Mulvihill, Hart King & Coldren, 200 E. Sandpointe, 4th Floor, Santa Ana, oppose; submitted documentation
22. Hardy Stroxier, Planning Associates, 3151 Airway Avenue, Costa Mesa, oppose
23. Jonathan Petke, Planning Associates, 3151 Airway Avenue, Costa Mesa, oppose
24. James T. Emerson, 24 West St. Joseph Street, Arcadia, oppose
25. Michael Lewis, Mike Lewis Associates, Diamond Bar, oppose
26. Pat Ward, Newport Beach, oppose
27. June Pytel, 320 Highland Place, oppose

Mayor Bartlett called for a break from 11:18 P.M. to 11:29 P.M.

28. Dorothy Kelty, Highland Place, oppose
29. Rick Perkins, 2220 Highland Vista Drive, Arcadia, oppose
30. Steve Huffey, 323 North Mayflower Avenue, oppose
31. Dr. John Harvey, 521-525 Cloverleaf Drive, oppose
32. Steve Leonard, 1500 SW Pleasant View Drive, #351, Gresham, Oregon, oppose
33. Karin Meyer, 307 Highland Place, oppose
34. Gloria Crudgington, 22 North Myrtle Avenue, oppose EIR
35. Cleve Crudgington, 222 North Myrtle Avenue, oppose Plan "C"
36. Allen Holmquist, 251 North Encinitas, oppose development
37. Amber Meyer, 307 Highland Place, oppose
38. Pam Albertson, 232 North Ivy Avenue, oppose
39. Rick Norman, 555 Norumbega Drive, oppose EIR

City Clerk Proctor read the following:

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

1. Lesley and John Van Borssum, 328 Highland Place
2. Gloria, 868 Ridgeside Drive
3. Harold P. Nowlon, 739 Oakglade Drive
4. George Gonzales, 278 North Alta Vista Avenue
5. Mary B. Lawless, 148 North Lincoln Place
6. Pamela Francel, 52 Hidden Valley Road
7. Nancy Alvarado, 127 South Madison Avenue
8. Laurie Beyer, 509 North Alta Vista Avenue
9. Jane Walton, 113 West Scenic Drive
10. Christina J. Moose, 427 Heather Heights Court
11. Gordon Dyer, 511 West Hillcrest Boulevard
12. Shannon M. Molazzo, 223 South Alta Vista
13. Karen Suarez, 174 Madeline Drive
14. Isabel Ramos-LaGue and John B. LaGue, 202 North Madison Avenue
15. Cecile Boas-Jogminas, 413 Stedman Place
16. Gisselle A. Franco, 346 West Scenic Drive
17. Shirley and Jean (Jon) Robert Durbin, 136 El Nido
18. Virginia Skelton
19. Jennifer and Tim Synold, 420 Highland Place
20. Thomas S., Joan and Jane Marason, 823 Ocean View Avenue
21. Regina Childers, 523 West Hillcrest Boulevard
22. Robert Chaption, 1206 Valencia Way, Arcadia
23. Tom Brisbin, 777 Crescent Drive

24. Phil and Cheryl De Sautell, 503 West Scenic Drive

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

1. Dan Leonard, owner of 40 acres
2. Jan C. Dabney, 4439 Rhodelia Avenue, Claremont
3. David Palmer, 813 Robert Lane, Encinitas 92024

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

1. Richard Hiestand, 175 Mauna Loa Drive

Those not wishing to speak but desiring to be a part of the record, did not declare:

1. Roglio V. Razo, 406 East Lemon Avenue
2. John Rogers, 404 West Hillcrest Boulevard
3. Wynesta Dale, 604 West Hillcrest Boulevard

City Attorney Colantuono responded to some of the questions posed by those who addressed the City Council and explained, for the record, the following:

"The core rationale for the land use judgement reflected in Plans "B" and "C" with respect to the Elkins property and the core rational for the distinction of that property as compared to other properties are as follows:

1. That property is bisected by an east west ridge that the forest service has told us provides the most defensible terrain for any wildland fire coming from the north into the city and the fire service has told us, 'Don't allow that ridge to be topographically graded-- don't grade it, don't cut it, don't remove-- preserve it, as it an important part of any strategy to keep a wildfire out of your community.'
2. There are significant oak tree and other tree habitats on this site. While it is true that there trees elsewhere throughout the huge expanse of this plan-- they've got some real good trees.
3. There are a number of canyon habitats-- notice all those canyons that cut through-- yes, there are canyon habitats elsewhere. Surely, the major canyon at the top of the canyon, which is an evergreen stream that runs year around, is the most valuable canyon habitat but is not the only valuable canyon habitat.
4. There are steep slopes on this site. Again, its not the only steep slope, and its not even the steepest slope, but there are steep slopes there and that matters.
5. Lastly, there is very limited access to the site. Again it is not the only site-- we've heard about Lotone Pass, we heard from the Anderson's and Reid's, there's access property-- and problems elsewhere."

These factors added up to that this property was meaningfully different than other properties, and that was Staff's rationale for its recommendation.

Members of the City Council concurred that after talking to Congressman Dreier individually recently, there was not money readily available to purchase the properties. Mayor Bartlett stated that it did not mean that there would not be help or that it should not be pursued, however, it would not be an easy task. The Congressman did indicate

that he would help in any way that he could. Councilmember Hammond stated that a letter writing campaign needed to pale the letter writing campaign that brought Trader Joe's to Monrovia. Raising the level of awareness must be done for what was needed to be done and this must be a community effort.

Mayor Bartlett stated that as the City wanted to make sure of the best possible chance of success without a lawsuit; that it was very important to make sure that whatever was done was fair and equitable to everyone-- property owners and residents alike, no decision would be made this evening.

Mayor Bartlett stated that if was the desire of the Council to purchase the property, the focus of the activity should be on the ultimate goal of purchasing.

City Attorney Colantuono stated that the City could not engage in meaningful negotiations for acquisition of property until it had told the owners in a definitive way what they can do with the properties. But first, the Council must adopt a plan, and it should do so soon. He recommended setting the next meeting for at least 10 days from now so that Staff could study the testimony and letters presented this evening. The election date of June 13, 2000 would be available.

Mayor Bartlett called for a break from 12:43 A.M. to 12:52 A.M.

City Attorney Colantuono stated that to extend the process and absorb the information received this evening, Staff suggested looking at March 16, 2000 for the next Public Hearing, rescheduling the March 6, 2000 Meeting to that date. All Councilmembers indicated that they would be available.

Steve Miller, 696 Foothill Boulevard, expressed opposition to on Plan "A" on behalf of the citizens committee.

Ms. Blakely asked that materials regarding another plan be available for residents and owners in time for all to review them fully. City Manager Hopper stated that the materials would be available a full week ahead of time. Staff would look at all alternatives possible.

It was moved by Councilmember Hammond, seconded by Mayor Pro Tem Adams, to continue the Public Hearing to Thursday, March 16, 2000, 7:30 P.M., Monrovia Community Center, 119 West Palm Avenue.

**ROLL CALL: Ayes: Councilmembers Blakely, Garcia, Hammond, Mayor Pro Tem Adams and Mayor Bartlett
Motion carried: 5-0**

THE MONROVIA REDEVELOPMENT AGENCY MEETING WAS NOT CONVENED AS THERE WAS NO BUSINESS TO TRANSACT.

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: None

J. RESOLUTIONS & ORDINANCES: None

*K. PAYROLL AND VOUCHERS: None

SCHEDULED MEETINGS: The next Regular Meeting of the Monrovia City Council was scheduled for Thursday, March 16, 2000 (rescheduled from March 6, 2000), 7:30 P.M., Monrovia Community Center, 119 West Palm Avenue, Monrovia, California. The following Regular Meeting of the Monrovia City Council was scheduled for Tuesday, March 28, 2000, Monrovia City Hall, Council Chambers, 415 South Ivy Avenue, Monrovia, California.

M. CLOSED SESSION: None

N. ADJOURNMENT: The Meeting was adjourned at 1:03 A.M.

APPROVED:


 Robert T. Bartlett, Mayor

ATTEST:


 Linda B. Proctor, CMC/AAE, City Clerk