

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, MAY 9, 2000, 7:30 P.M.**

CONVENE: Mayor Pro Tem Tom Adams convened the Regular Meeting of the Monrovia City Council of Tuesday, May 9, 2000, at 7:30 P.M., City Council Chambers, 415 South Ivy Avenue, Monrovia, California.

Mayor Pro Tem Adams introduced Eric Faith who read the following letter from Mayor Robert T. Bartlett:

"To Citizens of Monrovia, Thomas Adams, Lara L. Blakely, Joseph Garcia, and Robert Hammond. Dear Citizens of Monrovia and City Council Members:

I am a second-generation Monrovia who grew up here, went to school here, and lived here my whole life. For the last quarter century, I have devoted my efforts, energies and the best of my ability to making Monrovia a better place for us all. It has been my great privilege to serve this City with visionary City Council members and staff, and particularly, with a series of extraordinary city managers. Together, we transformed Monrovia into the All America City it is today. All of us who strove to make this happen should be very proud of these achievements.

I have been unjustly accused. As much as I would like to respond to everything that has been said and written about me, I have been told by my attorneys that I cannot say anything to anyone about the accusations at this time. I believe in the American system of justice, and believe that I will be vindicated. I know that there are those who presume my guilt. But to those of you who believe in justice, you will withhold judgment until this matter is sorted out.

These accusations against me are very serious matters that require my attention. I also realize that the publicity attached to the accusations may be distracting to the conduct of the important business of the City of Monrovia during City Council meetings. Because of the possibility that my personal life will adversely affect the conduct of City Council meetings, and because I wish to continue putting the City's interest first, I have reluctantly concluded that I should absent myself from City Council meetings for a short time. I do plan to continue performing my other duties as Monrovia's mayor.

I know this decision will be interpreted by some as an admission that I have done something wrong. That could not be further from the truth. My reason for making this decision is to allow City business to be carried on without the distraction that my presence may bring to it. I have always put Monrovia first, and I am putting Monrovia first tonight.

I thank the hundreds of people who have talked to me in the street, called me on the telephone and written to me expressing their support and trust in me. Your support has made a difference to me.

Regards, Bob Bartlett"

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

PLEDGE OF ALLEGIANCE: Councilmember Rob Hammond led the Pledge of Allegiance.

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

REPORT OF CLOSED SESSION:

City Attorney Michael G. Colantuono reported on the Closed Session of the Meeting of April 25, 2000, Conference with Legal Counsel Pursuant to Government Code §54956.9(a), Existing Litigation—Claimant D. R. Schmidt Construction. He reported that the City Council received a status report from counsel. He indicated no action was taken.

PRESENTATIONS:

1. Introduction of Monrovia Seniors of the Year 2000 and Recipients of the Older Americans Recognition Award Phyllis and Ray McCarville

Mayor Pro Tem Adams stated that Phyllis and Ray McCarville were recently honored at the Volunteer Recognition Luncheon for being Monrovia's recipient of the Older American Award and for being chosen as Monrovia's 2000 Seniors of the Year. The Gad-A-Bout Senior Club nominated both of them for this award. She was also nominated by the Volunteer Center, while the Rotary Club also nominated him.

They are both active members of the Monrovia Garden Club, P.E.O., Monrovia High School Alumni Association, Monrovia Historical Museum, members of Friends of the Library and Library Restoration Committee, Gad-A-Bout Senior Club and Immaculate Conception Church. Both have been selected as Volunteer of the Month by the Volunteer Center.

Mrs. McCarville is Vice President of the Monrovia Volunteer Center and both she and her husband have been very active in and chaired "Make a Difference Day". Mr. McCarville has been in charge of painting houses to beautify the city. He prepares these houses for painting prior to "Make A Difference Day". Together they have secured donations of cash, food, and supplies to make the day a success.

Mayor Pro Tem Adams congratulated both recipients and thanked them for their service to Monrovia.

PROCLAMATIONS

1. Proclaiming the Month of May as "Older American Month"

In celebration of Older Americans everywhere, Mayor Pro Tem Adams proclaimed the Month of May as "Older Americans Month." The proclamation was received by Phyllis and Ray McCarville, Monrovia's 2000 Seniors of the Year and recipient of the Older American Award.

2. Proclaiming May 14-20, 2000 as "Preservation Week"

Each year the National Trust for Historic Preservation invites appropriate organizations and agencies to recognize the importance of historic preservation. The Monrovia Old House Preservation Group is co-sponsoring the celebration this year with the National

Trust for Historic Preservation in keeping with the theme "Taking America's Past Into the Future" and asked that the City Council proclaim the week of May 14-20, 2000 as "Preservation Week". Mayor Pro Tem Adams proclaimed May 14-20, 2000 as "Preservation Week."

Katie and John Watson, Co-Presidents, Monrovia Old House Preservation Group, accepted the proclamation.

STUDENT GOVERNMENT LIAISON REPORT: Student Representative Starlin Oldaker, III, reported on activities at Monrovia High School.

A. CONSENT CALENDAR: It was moved by Councilmember Blakely, seconded by Councilmember Hammond, to approve the Consent Calendar consisting of Agenda Items *B, *I-1, and *K.

ROLL CALL: **Ayes: Councilmembers Blakely, Garcia, Hammond, Mayor Pro Tem Adams**
 Excused: Mayor Bartlett
 Motion carried: 4-0

***B. MINUTES:** The Minutes of the Regular Meetings of April 11, 2000 were approved by order of the Consent Calendar.

Mayor Pro Tem Adams requested that those wishing to speak keep their remarks as brief as possible. He asked that those speaking be respectful in their remarks, keeping in mind that, as Mr. Faith stated, that all are innocence until proven guilty.

C. ORAL COMMUNICATIONS

1. John and Katie Watson, Co-Presidents, MOHPG, introduced themselves. Mrs. Watson reported on the activities of MOHPG, and reminded all to attend the Mother's Day Tour on Sunday.

D. PUBLIC HEARINGS

1. **Amendment of Tentative Tract Map 52933 and Amended CUP99-15 for Project at 108 South Mountain Avenue by Developer Henry Nunez; Seven (7) Unit PUD to a Nine (9) Unit PUD**

Alice Griselle, Planning Division Manager, reviewed the Staff Report.

In 1999, the City Council approved a Tentative Tract Map for a 7-unit Planned Unit Development at 108 South Mountain Avenue. This property had been the subject of a previous request that included a 40-foot wide ingress/egress parcel on the north. Due to acquisition difficulties, that parcel was not part of the 1999, 7-unit request. The current proposal again includes this 40' x 226' parcel to the north in the development. This additional ingress/egress parcel allows development on the overall site to increase from seven to nine units.

The subject property is located on the east side of the intersection of Foothill Boulevard terminus and Mountain Avenue. The proposed parcel is L-shaped with a 73-foot frontage widening out to 200.16' at the rear and is 32,389 square feet in area. The subject property is located in the RH zone as are the properties to the north and west; to the south is zoned RL.

The previously approved seven detached units along a north-south double-loaded driveway remain unchanged. However, the current proposal adds 40 feet to the frontage width and allows two additional units to be located south of the 25-foot entry driveway and set back from the front property line 50 feet.

The two proposed units are two-story, 1656 square feet, in a cottage style using the same style and materials from the approved seven units. These include high-pitched roofs, stucco siding and bold window treatments. The street-facing unit incorporates a front porch and other enhancements in the design. The required parking is provided, including 5 guest spaces.

The Planning Commission, in response to the property owners across the wash which use the existing driveway for access, added conditions to preserve access during and after construction of the project.

Flag lots are problematic sites for appropriate development, especially in a multiple family zone. With the additional width and street frontage, the lot configuration is greatly improved. The site plan provides for an appropriate, orderly arrangement of improvements and conditions preserve access for the neighbors. The architecture of the project is cottage style and will blend with the existing improvements in the area.

At its meeting of April 12, 2000, the Planning Commission recommended approval of the amended Tract Map and Conditional Use Permit with the conditions on Data Sheet Nos. 1, 2 and 3.

Councilmembers expressed concern for safety of those making left-hand turns onto Mountain Avenue and access to Foothill Boulevard. Ms. Griselle assured that the Traffic Engineer would examine those concerns, even though the street alignment was now even with Foothill Boulevard.

Public Hearing Opened: Mayor Pro Tem Adams opened the Public Hearing.

Those in favor:

Henry Nunez, Developer, 9100 Duarte Road, San Gabriel

Those opposed:

Jerry McLean, 237 N Adams Street, Glendale, speaking for his parents Dr. and Mrs. Robert McLean, 104 South Mountain Avenue, holders of the easement in question, stated he was not for or against the matter but wanted to settle the Planning Commission's recommendation to move the easement up 5'. He had not heard from Mr. Nunez and asked that that matter be clarified. Mayor Pro Tem Adams stated that the easement had to be in place before the development could take place. City Attorney advised Mr. McLean to confer with Ms. Griselle regarding the Planning Commission's numerous conditions.

Public Hearing Closed: Mayor Pro Tem Adams closed the Public Hearing as there was no one else who wished to speak for or against the matter.

Ms. Griselle read the Planning Commission's conditions.

It was moved by Councilmember Blakely, seconded by Councilmember Garcia, to approve the amendment to Tentative Tract Map No. 52933/CUP99-16 pursuant to the recommendations in the Staff Report.

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ROLL CALL: **Ayes: Councilmembers Blakely, Garcia, Hammond,
Mayor Pro Tem Adams
Excused: Mayor Bartlett
Motion carried: 4-0**

2. Amendment to Title 17 (Zoning) of the Monrovia Municipal Code Pertaining to Car Washes as Conditionally Approved Incidental Uses on Service Station Sites; Introduction and First Reading of Ordinance No. 2000-08

Alice Griselle, Planning Division Manager, reviewed the Staff Report.

The Municipal Code has specific regulations and requirements for service stations. These include minimum lot size, setbacks, access and specific regulations for mini-markets as part of the overall operation.

Staff has reviewed car washes as incidental uses in conjunction with service stations as a result of a request from the operator of the Shell Station at the southeast corner of Huntington Drive and Shamrock Avenue. The operator is discussing the possibility of modernizing and expanding the current facility. This would include demolishing the existing station (pump islands, cashier booth, and car wash) and building a new facility, including a new drive-thru car wash. The operator wishes to construct the car wash in a new location on the lot and substantially upgrade the architecture of the car wash to blend with the other proposed improvements to the site.

Staff agrees that a new car wash will enhance the service station site. However, the property is zoned Office/Research and Development /Light Manufacturing and though service stations are conditionally permitted in the O/RD/LM zone, the existing car wash is nonconforming and is not allowed to be expanded or rebuilt if removed.

After reviewing other locations with car washes and other service stations that have the potential to provide car washes, staff believes that the car wash, as an accessory use to a service station, can be adequately regulated with the requirement of a conditional use permit to mitigate potential negative impacts.

The proposed amendment to Title 17 is to allow self-serve and semi-self serve car wash facilities with a conditional use permit approval as accessory uses on service station sites. Staff proposes to keep full service car wash regulations unchanged, which allows them with a CUP.

Typically, car washes as part of a service station operation are incidental to the overall use and do not normally generate additional traffic as other accessory uses such as mini-markets and service bays. Staff believes that the proposed amendments will not be detrimental to surrounding uses and will allow service station operators to upgrade their facilities in response to market demands.

At its meeting of April 12, 2000, the Planning Commission unanimously recommended approval of Ordinance No. 2000-08.

Public Hearing Opened and Closed: Mayor Pro Tem Adams 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 Hammond, seconded by Councilmember Garcia, to introduce and read by title only Ordinance No. 2000-08 relating to service station regulations pertaining to car washes as an incidental use with the granting of a conditional use permit. As there were no objections, City Attorney Colantuono read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, AMENDING TITLE 17 (ZONING) PERTAINING TO REGULATIONS FOR AUTOMOTIVE SERVICE STATIONS.

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

CONVENE: Vice Chairman Adams convened the Regular Meeting of May 9, 2000 of the Monrovia Redevelopment Agency Board of Directors 8:04 P.M. without adjourning the City Council Meeting.

ROLL CALL: Boardmembers Blakely, Garcia, Hammond, and Vice-Chairman Adams
Excused: Chairman Bartlett

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

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

***B. MINUTES:** The Minutes of the Regular Meeting of April 11, 2000 were approved by order of the Consent Calendar.

MRA REPORTS

1. To be Opened and Continued to May 23, 2000; Joint Public Hearing; Disposition and Development Agreement (DDA) with Vicki Novell and Peter Jackson, 611 W. Huntington Drive; Resolution Nos. 10-2000 and 2000-44

Vice-Chairman Adams opened and continued this joint Public Hearing to May 23, 2000.

MRA ADJOURNMENT: The Monrovia Redevelopment Agency Meeting adjourned at 8:05 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

3. Councilmember Garcia:

(a) He reminded residents of the Fire Department Open House and Pancake Breakfast, and Police Department Open House and Dedication on Saturday, 7:00 A.M. to 11:00 A.M., and 10:00 A. M. to 1:00 P.M., respectively.

(b) He reiterated Mr. and Mrs. Watson's invitation to participate in the Mother's Day Tour by Monrovia Old House Preservation Group, and congratulated the Group for all it did for Monrovia and its residents.

4. Councilmember Hammond:

(a) He too reminded residents to attend the Police Department Open House and unveiling of a statue donated by the Hoffman families.

5. Councilmember Blakely:

(a) She reported that this Friday the San Gabriel and Lower and Los Angeles Rivers and Mountain Conservancy would hold its fourth meeting in the Community Center, 10:00 A.M. to 2:00 P.M. She will officially request that the Conservancy set aside money in the future for the preservation of Monrovia's hillside.

H. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES: None

I. ADMINISTRATIVE REPORTS

***1. California Literacy Campaign Grant**

This matter was approved by order of the Consent Calendar.

Funds to implement public library literacy programs are available under the California Library Literacy Services Act. If a grant is awarded, approximately \$425,000 is made available to the local jurisdiction over a five-year period to establish a literacy program. The Monrovia Public Library Board is recommending to the City Council that the Monrovia Library apply for these grant funds under the auspices of the South Pasadena - Arcadia Reading Centers, Inc. (SPARC), which operates the literacy programs in these two cities.

By applying through SPARC, Monrovia will be benefiting from the knowledge and expertise of this organization. It will keep the local costs of the program lower and avoid unnecessary duplication of administrative and operational functions. Any money awarded to Monrovia will be used solely for Monrovia. There will be no co-mingling of funds.

Staff recommended approval of applying for the California Library Literacy Grant under the auspices of SPARC and contracting with the City of South Pasadena for administrative services.

***K. PAYROLL AND VOUCHERS:** Payroll No. 9 in the net amount of \$370,622.24 and Voucher Numbers 86148 through 86459 nonsequentially in the amount of \$864,389.53 were approved by order of the Consent Calendar.

L. SCHEDULED MEETINGS: The next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, May 23, 2000, 7:30 P.M., City Council Chambers, 415 South Ivy Avenue, Monrovia, California, preceded by a Study Session at 5:30 P.M., Police Department Community Room, 140 East Lime Avenue.

M. CLOSED SESSION: None

N. ADJOURNMENT: It was moved by Councilmember Hammond to adjourn. The Meeting was adjourned at 8:10 P.M. in memory of Richard Santiago.


Mayor Pro Tem Adams thanked the audience for its patience. He stated that Monrovia is going to do well but will only do well if everyone pulls together in the same direction. He stated that Monrovia will continue to shine and will continue to be the City that we all love.

APPROVED:



Robert T. Bartlett, Mayor

ATTEST:



Linda B. Proctor, CMC/AE, City Clerk