

**MINUTES OF THE SPECIAL AND REGULAR MEETINGS OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, DECEMBER 2, 2014, 7:30 P.M.**

CLOSED SESSION: Mayor Mary Ann Lutz convened the Closed Session Meeting of the Monrovia City Council and the Successor Agency to the Monrovia Redevelopment Agency at 6:30 p.m. on Tuesday, December 2, 2014, in City Council Chambers, 415 South Ivy Avenue, Monrovia, California, at which all Councilmembers/Boardmembers were present to discuss the following Closed Session items: CS-1 Conference with Legal Counsel, Initiation of Litigation Pursuant to Government Code §54956.9 (c); One (1) Potential Case; and CS-2 Conference with Real Property Negotiator pursuant to Government Code §54956.8; 1109 South Myrtle Avenue and 102, 116, 120-124, 132 and 140 West Huntington Drive; Successor Agency Negotiator: City Attorney; Negotiating Party: Mt. Sierra College, Inc.; Under Negotiation: Price and Terms of Payment. Mayor Lutz adjourned the meeting at 7:15 p.m.

CONVENE: Mayor Lutz convened the Regular Meeting of the Monrovia City Council of Tuesday, December 2, 2014, at 7:30 p.m. in City Council Chambers. In attendance were City Manager Oliver Chi, City Attorney Craig A. Steele, and City Clerk Alice D. Atkins.

INVOCATION: Police Chaplain Terrence Brown led the invocation.

PLEDGE OF ALLEGIANCE: Councilmember Adams led the Pledge of Allegiance.

ROLL CALL: In attendance were Councilmembers Tom Adams, Alexander C. Blackburn, Larry J. Spicer, Mayor Pro Tem Becky A. Shevlin, and Mayor Mary Ann Lutz.

REPORT OF CLOSED SESSION: City Attorney Craig Steele stated that the City Council and Successor Agency Board met in closed session to discuss the items on the posted agenda, noting that Boardmember Blackburn abstained on item CS-2 due to the proximity of his business in relation to the subject properties. There was no reportable action on either item.

PRESENTATIONS/PROCLAMATIONS:

PR-1 2015 Monrovia Water Conservation Calendar and 5th Grade Art Contest Winners: Shawn Igoe, Utility Supervisor, assisted the Mayor and City Council in recognizing the winners of the calendar art contest. Loretta Whitson, Director of Student Support Services, was also present representing the Monrovia Unified School District.

STUDENT GOVERNMENT REPRESENTATIVE REPORT: Student Liaison Nick Miranda reported on activities at the high school.

ORDER OF BUSINESS: City Manager Oliver Chi stated there were no changes to the order of business.

CONSENT CALENDAR: It was moved by Councilmember Adams, seconded by Mayor Pro Tem Shevlin, to approve the consent calendar. The motion carried unanimously. The Consent Calendar consisted of the following Agenda items:

CC-1 Unadopted Minutes of the November 18, 2014, Special and Regular Meetings of the Monrovia City Council: The City Council adopted the Minutes of the November 18, 2014, Special and Regular Meetings.

CC-2 Payroll No. 24 in the Net Amount of \$533,493.75 and Warrant Register Dated November 13, 2014, in the Total Amount of \$947,948.99: The City Council approved Payroll No. 24 in the net amount of \$533,493.75 and Warrant Register dated November 13, 2014, in the total amount of \$947,948.99.

CC-3 An Interim Moratorium Ordinance of the City of Monrovia Enacted Pursuant to California Government Code Section 65858 Prohibiting the Demolition of Any Main Building on a Property in the City Constructed Prior to January 1, 1940, During the Pendency of the City's Review and Adoption of Relevant Permanent Building, Zoning and Preservation Regulations, Subject to

Certain Specifications and Exceptions; Adoption of Ordinance No. 2014-13: The City Council adopted Ordinance No. 2014-13.

CC-4 An Interim Moratorium Ordinance of the City of Monrovia Enacted Pursuant to California Government Code Section 65858 Prohibiting the Issuance of Permits for the Construction of New Residential Dwellings or Specified Substantial Additions to Residential Dwellings and Accessory Structures During the Pendency of the City's Review and Potential Adoption of Relevant Permanent Building and Zoning Regulations; Adoption of Ordinance No. 2014-14: The City Council adopted Ordinance No. 2014-14.

PUBLIC INPUT:

1. Mary McCormick, LA County Metropolitan Transportation Authority
2. Chuck Keen, American Legion Post

PUBLIC HEARINGS / MEETINGS:

PH-1 Tentative Tract Map No 72951, Conditional Use Permit CUP2014-17 and Variance V2014-02 to Construct a Seven Unit Planned Unit Development at Property Located at 721 West Duarte Road; Twen Ma, Applicant; Resolution No. 2014-72

Craig Jimenez, Planning Division Manager, reviewed the Agenda Report, answering questions regarding common space and private yard requirements.

Mayor Lutz opened and closed the Public Hearing, as there was no one present who wished to speak for or against the matter.

Councilmember Blackburn questioned waiving the established common space requirements for this project.

It was moved by Councilmember Spicer, seconded by Mayor Pro Tem Shevlin, to adopt Resolution No. 2014-72. The motion carried on a 4-1 vote, with Councilmember Blackburn voting in opposition.

PH-2 Amendment of the Land Use Element of the General Plan (GPA2014-03) to create a Planned Development Area and Zone for the Property at 311 West Foothill Boulevard, Resolution No. 2014-64 and Zone Change ZC2014-02; Introduction and First Reading of Ordinance No. 2014-12

Councilmember Adams questioned City Attorney Steele regarding the proximity of the subject property to commercial property he owned and conducted business from, which he estimated to be just outside the 500 foot radius. City Attorney Steele concurred that it would be appropriate to abstain out of an abundance of caution. Councilmember Adams exited Council Chambers at 8:02 p.m.

Craig Jimenez, Planning Division Manager, reviewed the Agenda Report, answering questions regarding parking and the challenges of meeting parking requirements, noting that the developer would be hiring a traffic consultant to provide a parking study and Staff would be reviewing options with the consultant.

Public Input:

In favor: none

In opposition:

1. Gwendolyn Jones, Monrovia, expressed concerns regarding effect of insufficient parking on surrounding residential neighborhood.

Discussion continued regarding approvals for the subject property to date, which were limited to service of alcohol and the condition to improve the existing parking lot before operation of the restaurant would be allowed, permitted uses for existing businesses and vacant spaces, the significance of the historic structure, and the goal to balance the needs, constraints, and concerns, as they related to land use, architecture, structural/physical changes, and parking. Planning Division Manager Jimenez reminded the City Council that the action tonight was relating to setting land use policy, and that individual uses would

go to the Planning Commission for review and approval of any required Conditional Use Permits.

It was moved by Councilmember Spicer, seconded by Mayor Pro Tem Shevlin, to adopt Resolution No. 2014-64, and introduce, waive further reading, and read by title only Ordinance No. 2014-12. The motion carried 4-0-1, with Councilmember Adams abstaining.

City Attorney Steele read the title of Ordinance No. 2014-12 as follows:

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZONE CHANGE ZC2014-02 AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF MONROVIA SET FORTH IN SECTION 17.04.040 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO CHANGE THE NC (NEIGHBORHOOD COMMERCIAL) ZONE DESIGNATION TO PD-26 (PLANNED DEVELOPMENT-AREA 26) ZONE FOR THE PROPERTIES LOCATED AT 311 WEST FOOTHILL BOULEVARD

Councilmember Adams returned to Council Chambers.

REPORTS OF CITY MANAGE AND STAFF

RCM-1 Update on Giggle Fiber Broadband: Angel Carrillo, Management Assistant, introduced Dave Haverkate, CEO, who provided an update on the purchase and transfer of internet and phone service from Champion Broadband to Giggle Fiber.

REPORTS OF CITY COUNCILMEMBERS AND SUB-COMMITTEES

RCC-1 Mayor Mary Ann Lutz:

- (a) Grand Avenue Park Play Equipment
- (b) Success of recent Black Friday and Shop Small Saturday in Old Town.

RCC-2 Mayor Pro Tem Becky A. Shevlin:

- (a) National Forest Foundation
- (b) Upcoming events in the community

RCC-3 Councilmember Tom Adams:

- (a) Make a Difference Day Recap; Penny Arroyo, Executive Director of San Gabriel Valley Volunteer Center, with the use of a PowerPoint presentation, provided a recap of the successful event and recognized the sponsors in attendance.

RCC-4 Councilmember Alexander C. Blackburn had no report.

RCC-5 Councilmember Larry J. Spicer had no report.

ADMINISTRATIVE REPORTS:

AR-1 Memorandum of Understanding by and among Cities of Arcadia, Azusa, Bradbury, Duarte, Monrovia, and Sierra Madre, and County of Los Angeles and Los Angeles County Flood Control District Relating to the Administration and Cost Sharing of the Coordinated Integrated Monitoring Program for the Rio Hondo/San Gabriel River Water Quality Group

Sharon Gallant, Management Analyst II, reviewed the Agenda Report and provided an overview on the MS-4 permit compliance requirements.

Discussion ensued regarding funding source, effect of MS-4 permit petition on the process, status of review and response to preliminary order, and current survey regarding income/expense ratios related to residential water costs.

It was moved by Councilmember Adams, seconded by Councilmember Blackburn, to approve a Memorandum of Understand related to administration and cost sharing of the Coordinated Integrated Monitoring Program for the Rio Hondo/San Gabriel River Water Quality Group, and authorize the City Manager to execute the necessary documents. The motion carried unanimously.

AR-2 Amendment No. 11 to the Agreement with John L. Hunter and Associates, Inc., for National Pollutant Discharge Eliminations System (NPDES) Industrial/Commercial Storm Water Inspections in the Amount of \$21,000.00

Sharon Gallant, Management Analyst II, reviewed the Agenda Report.

It was moved by Councilmember Adams, seconded by Councilmember Blackburn, to approve Amendment No. 11 to the agreement with John L. Hunter and Associates, Inc., for NPDES (National Pollutant Discharge Eliminations System) Industrial/Commercial Storm Water Inspections in the Amount of \$21,000.00, and authorize the City Manager to execute the necessary documents.

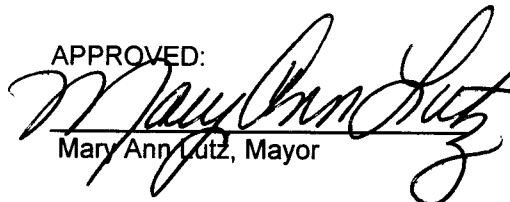
ADJOURNMENT: At 9:11 p.m., Mayor Lutz adjourned the meeting in memory of Jose "JR" Romero, uncle of Assistant Community Services Coordinator Rebecca Romero; Gustov "Gus" Hinrich, longtime resident, New Horizon's Club Member, and husband of Doris Hinrich; Aida Ramirez, mother of Police Detective Bureau Secretary Esther Ramirez; and City Clerk of City of Big Bear Lake Cheri Haggerty Lawrence and Declan Lawrence, wife and son of David Lawrence, City of Big Bear Lake Public Works Director.

ATTEST:



Alice D. Atkins, CMC, City Clerk

APPROVED:



Mary Ann Lutz, Mayor