

**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA CITY COUNCIL  
HELD TUESDAY, APRIL 5, 2022, 7:30 P.M.**

In accordance with Government Code Section 54953(e) and guidance from the California and Department of Public Health, Los Angeles County Health Department, and Occupational Safety and Health Administration, the City Council made the determination that there would not be a physical meeting location. Members of the public were encouraged to participate in the meeting remotely by viewing on the KGEM channel through their local cable provider or online at [www.foothillsmedia.org](http://www.foothillsmedia.org).

**CONVENE:** Mayor Adams convened the Regular Meeting of the Monrovia City Council on Tuesday, April 5, 2022, at 7:32 p.m. in honor of Koa Perez, Born March 14, 2022, to Charles and Hannah Perez; and Oakley Wilder Leos, Born March 25, 2022, to Giangelo and Amanda Leos. In attendance was Assistant City Manager Lauren Vasquez, City Attorney Craig A. Steele, and City Clerk Alice D. Atkins.

**INVOCATION:** Police Chaplain Terrence Brown led the invocation.

**PLEDGE OF ALLEGIANCE:** Mayor Pro Tem Gloria Crudginton led the pledge of allegiance.

At this time, Mayor Adams shared news of the untimely passing of City Treasurer and Historian Stephen R. Baker. A brief video highlighting the life of Mr. Baker, prepared in celebration of his 80<sup>th</sup> birthday the prior September, was played.

**ROLL CALL:** In attendance were Councilmembers Alexander C. Blackburn, Becky A. Shevlin, Larry J. Spicer, Mayor Pro Tem Gloria Crudginton, and Mayor Tom Adams. All members participated via videoconference pursuant to Government Code Section 54953(e).

**REPORT OF CLOSED SESSION:** None

**PRESENTATIONS/PROCLAMATIONS:**

**PR-1 Proclaiming April 17-23, 2022, as "California Mosquito Awareness Week":** Councilmember Shevlin read the proclamation aloud and Levy Sun, Director of Communications, accepted on behalf of San Gabriel Valley Mosquito & Vector Control District.

**PR-2 Proclaiming April 3-9, 2022, as "National Library Week":** Councilmember Shevlin, Liaison to the Monrovia Library Board, read the proclamation aloud and Stefanie Ulate, Adult Services Librarian, accepted on behalf of staff at the library.

**STUDENT GOVERNMENT REPRESENTATIVE:** Student Liaison Angelina Hamilton was excused.

**ORDER OF BUSINESS:** There were no changes to the order of business.

**CONSENT CALENDAR:** It was moved by Councilmember Shevlin, seconded by Councilmember Spicer, to approve the consent calendar. The motion carried unanimously by roll call vote. The consent calendar consisted of the following items:

**CC-1 Unadopted Minutes of the March 15, 2022, Regular Meeting of the Monrovia City Council:** The City Council adopted the Minutes of the March 51, 2022, Regular Meetings of the Monrovia City Council.

**CC-2 Payroll Nos. 6 and 7 in the Net Amounts of \$698,734.25 and \$655,860.28, Respectively, and Warrant Registers dated March 17, March 24, and March 31, 2022, in the Total Amounts of \$468,679.63, \$511,524.04 and \$468,584.70, Respectively:** The City Council approved Payroll Nos. 6 and 7 in the net amounts of \$698,734.25 and \$655,860.28, respectively, and Warrant Registers dated March 17, March 24, and March 31, 2022, in the total amounts of \$468,679.63, \$511,524.04 and \$468,584.70, respectively.

**CC-3 Repealing the Temporarily Amended Provisions of the Monrovia Municipal Code to Delegate Specified Authority to the Director of Community Development; Adoption of Ordinance No. 2022-04:** The City Council adopted Ordinance No. 2022-04.

**CC-4 Subrecipient Agreement between Los Angeles County and the City of Monrovia for Acceptance**

**of 2020 State Homeland Security Grant Program Funds in the Amount of \$98,000.00:** The City Council approved the Subrecipient Agreement between Los Angeles County and the City of Monrovia related to the 2020 State Homeland Security Grant Program funds in the amount of \$98,000.00, and authorized the City Manager or his designee to accept and expend any additional 2020 SHGP funds that may become available and execute the necessary documents.

**CC-5 Acceptance of Work, Notice of Completion, and Release of Retention Funds to Tri County Pump Company for Rehabilitation of the Ridgeside Drive Reservoir Booster Pump No. 4-1:** The City Council accepted the work of Tri County Pump Company for the rehabilitation of the Ridgeside Drive Reservoir Booster Pump No. 4-1, authorized the City Clerk to file the Notice of Completion, and directed staff to release retained funds in accordance with the contract provisions.

**CC-6 Electric Vehicle Pilot Project Update, Acceptance of Performed by Electric Service and Supply Co., and Notice of Completion for the Installation of Twelve (12) EV Charging Stations:** The City Council accepted the work of Electric Service and Supply Co. for the installation of Twelve (12) EV Charging Stations, authorized the City Clerk to file the Notice of Completion for the Electric Vehicle Pilot Project, and approved an extension of the Electric Vehicle Pilot Project trial period of free public charging at the public charging stations through June 30, 2022.

**CC-7 Acceptance of Work, Notice of Completion, and Release of Retention Funds to Vido Samarzich, Inc., for Safe Routes to School Project, Project #C-3108:** The City Council accepted the work of Vido Samarzich, Inc., for the Safe Routes to School Project, authorized the City Clerk to file the Notice of Completion, and directed staff to release retained funds in accordance with the contract provisions.

**CC-8 Consultant Services Agreement with California Consulting, Inc., Related to Grant Writing Services for the Period Ending April 30, 2024, in an Amount Not to Exceed \$60,000.00 Annually, with Two (2) One-Year Options to Extend:** The City Council approved a Consultant Services Agreement with California Consulting, Inc., related to grant writing services for the period ending April 30, 2024, with two (2) one-year options to extend, and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

**CC-9 Purchase of Six (6) 2022 Ford Explorer Police Utility Vehicles from Wondries Fleet Group through National Auto Fleet Group in the Amount of \$229,956.83, and Related Purchase and Installation of New Emergency Equipment by Black and White Emergency Vehicles in an amount not to exceed \$101,677.02:** The City Council approved the purchase of six (6) 2022 Ford Explorer Police Interceptor utility vehicles from Wondries Fleet Group through National Auto Fleet Group in the amount of \$229,956.83, and approved the related purchase and installation of emergency equipment by Black & White Emergency Vehicles in an amount not to exceed \$101,677.02

**CC-10 Purchase of Playground Equipment for the Lucinda Garcia Park Renovation Project from Landscape Structures in the Amount of \$282,719.00:** The City Council approved the purchase of the playground equipment from Landscape Structures for the Lucinda Garcia Park Renovation Project in the amount of \$282,719.00 and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

**CC-11 One-Year Time Extension on the Approval of Tentative Parcel Map No. 78225 and Conditional Use Permit CUP2018-0008 for the Development of a 296-Unit Transit Oriented Residential Development on a 3.79 Acre Site at 205-225 West Duarte Road, 1725 Peck Road, and 1726 South Magnolia Avenue and the Vacation a Portion of Peck Road; Resolution No. 2022-22, by JPI (Rick North), Applicant:** The City Council adopted Resolution No. 2022-22.

**CC-12 Annual Report on the Status of the General Plan:** The City Council received and filed the Annual Report on the Status of the General Plan.

**CC-13 Final Parcel Map No. 83202 for Property Located at 820 West Huntington Drive; Robert Lombardi for 4G Development, Applicant:** The City Council approved Final Parcel Map No. 83202.

**PUBLIC INPUT:** Public comment was accepted by email to City Clerk Atkins prior to 3:00 p.m. on the day of the meeting. The full text of comments were provided to all members of the City Council and posted to the City website.

1. Edward Belden, Monrovia (via Zoom)
2. Genia Mills, Monrovia (via Zoom)
3. Stephanie Meyer, Monrovia (via Zoom)
4. Gayle Montgomery, Monrovia (via Zoom)
5. Sari Canales, Monrovia Chamber of Commerce (via Zoom)

**PUBLIC HEARINGS / MEETINGS:****PH-1 Appeal of Planning Commission Decision to Approve a Conditional Use Permit for Property Located at 945 West Huntington Drive by James Barth of A/M Gateway Associates, LLC Appellant; Resolution No. 2022-17**

John Mayer, Senior Planner, reviewed the Agenda Report and answered questions of the City Council.

Mayor Adams opened the Public Hearing.

## Public Input:

1. James Barthe, Appellant, (via Zoom)
2. Marice DePasquale, Applicant, in favor of the project (via Zoom)
3. Gayle Montgomery, Monrovia, in favor of the project (via Zoom)
4. Robert Kenz, Robek's Juice, opposed to the project (via Zoom)
5. Terri Prado, Monrovia, (via Zoom - was unable to comment due to lack of audio)
6. James Barthe, Appellant (via Zoom)

Mayor Adams closed the Public Hearing.

Councilmembers Shevlin and Spicer stated they had visited other locations and viewed the drive-through queuing and traffic management at those locations.

Following discussion, it was moved by Councilmember Blackburn, seconded by Councilmember Spicer, to adopt Resolution No. 2022-17 to deny the appeal and uphold the Planning Commission's decision to approve the Conditional Use Permit (CUP 2021-0013). The motion carried unanimously by roll call vote

City Attorney Steele stated for the record that the actions taken were final and there was no provision for reconsideration of the City Council decision; the time within which any judicial review of those decisions would be required was governed by Code of Civil Procedure Section 1094.6.

**PH-2 Tentative Tract Map TTM2022-0001, Conditional Use Permit CUP2022-0004, and Minor Exception ME2022-0006 to Subdivide a 40,869 (net) Square Foot Parcel for the Development of an 11-Unit, Two-Story, Detached Condominium Development Located at 634 West Olive Avenue and 610 West Walnut Avenue in the RM3500 (Residential Medium Density) Zone, by Grace Kwok, Applicant; Resolution 2022-18**

Teresa Santilena, Associate Planner, reviewed the Agenda Report and answered questions of the City Council.

Mayor Adams opened the Public Hearing.

## Public Input:

1. Philip Chan, Project Architect, and Janet Chan, representing owner Grace Kwok (via Zoom)
2. Dicke Family, Monrovia, had questions regarding on-site versus on-street parking (via Zoom)

Mayor Adams closed the Public Hearing.

Following discussion, it was moved by Councilmember Spicer, seconded by Councilmember Blackburn, to adopt Resolution No. 2022-18. The motion carried unanimously by roll call vote.

City Attorney Steele stated for the record that the actions taken were final and there was no provision for reconsideration of the City Council decision; the time within which any judicial review of those decisions would be required was governed by Code of Civil Procedure Section 1094.6.

**PH-3 Amendment to the Arroyo at Monrovia Station Specific Plan, Zoning Amendment ZA2022-0001, Specific Plan Amendment AMEND2022-0003, Vesting Tentative Tract Map 82517 Amendment AMEND2022-0002; Conditional Use Permit Amendment AMEND2022-0001; Addendum No. 1 to the 2020 Environmental Impact Report for the Properties Located at 202, 206, 210, 212, 216, 220, 224, 228, 230, 234, AND 238 West Evergreen Avenue, and 1551 South Primrose Avenue and 1610 South Magnolia Avenue by Evergreen Investment Partners, LLC (Mathew J. Waken); Resolution Nos. 2022-19, 2022-20, and 2022-21, and Introduction of Ordinance No. 2022-03**

Sheri Bermejo, Planning Division Manager, reviewed the Agenda Report and answered questions of the City Council.

Mayor Adams opened the Public Hearing.

Public Input:

1. Matt Waken, Applicant and Developer (via Zoom)
2. Betty Shaver, Owner of 230 West Evergreen, spoke in support of the project (via Zoom)

Mayor Adams closed the Public Hearing.

Following discussion, it was moved by Councilmember Blackburn, seconded by Councilmember Shevlin, to adopt Resolution Nos. 2022-19, 2022-20, and 2022-21, and introduce, read by title only, and waive further reading of Ordinance No. 2022-03. The motion carried unanimously by roll call vote.

City Attorney Steele read the title of Ordinance No. 2022-03 as follows:

**AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZA2022-0001, A ZONING MAP AMENDMENT AMENDING THE OFFICIAL ZONING MAP SET FORTH IN SECTION 17.04.040 TO CHANGE PD (PLANNED DEVELOPMENT) TO THE SP (SPECIFIC PLAN) ZONE DESIGNATION FOR PROPERTY LOCATED AT 230 WEST EVERGREEN AVENUE**

City Attorney Steele stated for the record that the actions taken were final, with the exception of Ordinance No. 2022-03, and there was no provision for reconsideration of the City Council decision; the time within which any judicial review of those decisions would be required was governed by Code of Civil Procedure Section 1094.6.

#### **REPORTS OF CITY MANAGER AND STAFF:**

**RCM-1 City Council Directives Update:** Assistant City Manager Lauren Vasquez stated that City Council would return to in-person meetings beginning April 19, 2022, and with the Assistance of City Clerk Atkins; reviewed protocols for attendance and public input.

#### **REPORTS OF CITY COUNCILMEMBERS AND SUB-COMMITTEES:**

##### **RCC-1 Mayor Tom Adams**

- (a) Appointment to Fill Unscheduled Vacancy on Monrovia Old Town Advisory Board (MOTAB) for the Unexpired Term of Diane Balsamo ending June 30, 2023: Roy Wiseman was appointed to the unexpired term ending June 30, 2023
- (b) Designation of Councilmember Shevlin as Voting Delegate, City Manager Feik and Assistant City Manager Vasquez as Alternates, for the California Joint Powers Insurance Authority Annual Board of Directors Meeting on July 20, 2022
- (c) Commended Former Mayor Rob Hammond for the Youth Employment Services (YES) Program
- (d) Tribute to Steve Baker

##### **RCC-2 Mayor Pro Tem Gloria Crudginton**

- (a) Diversity of proposed MOTAB Appointment
- (b) Grant Tracking

##### **RCC-3 Councilmember Alexander C. Blackburn**

- (a) Tribute to Steve Baker

**RCC-4 Councilmember Becky A. Shevlin**

- (a) Recent San Gabriel Valley Economic Forecast Summit
- (b) Recent California Park & Recreation Society CPRS Awards Banquet
- (c) Final Los Angeles County Blue Ribbon Commission on Homelessness meeting
- (d) Governor Newsom proposed Community Assistance, Recovery and Empowerment (CARE) Court
- (e) Boards and Commissions Recruitment
- (f) Tribute to Steve Baker

**RCC-5 Councilmember Larry J. Spicer**

- (a) Recent Youth Employment Services (YES) Program presentation and leveraging Youth at Work funds
- (b) Recent Attendance at California Park & Recreation Society CPRS Conference & Expo, Sacramento, California; March 9-11, 2022; Excellence in Creating Community Award for YES Program
- (c) Tribute to Steve Baker

**ADMINISTRATIVE REPORTS:**

**AR-1 Adoption of Resolution No. 2022-23 to Increase the City Manager's Annual Salary by 3%:**

Craig Steele, City Attorney, reviewed agenda report and answered questions of the City Council.

For the record and in compliance with the Brown Act, City Attorney Steele stated amount of the compensation would be \$227,115 after the increase, with no other change to benefits or employment contract.

**It was moved by Mayor Pro Tem Gloria Crudginton, seconded by Councilmember Blackburn, to adopt Resolution No. 2022-23.** The motion carried unanimously by roll call vote.

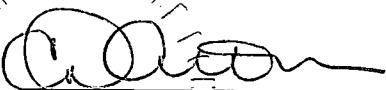
**PUBLIC INPUT, CONTINUED, IF NEEDED:** None

**ITEMS PULLED FROM CONSENT CALENDAR, IF NEEDED:** None

**SCHEDULED MEETINGS:** The next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, April 19, 2022, 7:30 P.M.

**ADJOURNMENT:** At 10:57 p.m., Mayor Adams adjourned the meeting of the Monrovia City Council in memory of Emilio Rodriguez Sanchez, father of Retired Senior Payroll Technician Martha Rodriguez and grandfather of Code Enforcement Officer Cassandra Pineda; Connie Moreno, aunt of Recreation Manager Rebecca Sandoval; Sharon Lutz, mother of Park Naturalist Chynna Bailey; and Stephen R. Baker, City Treasurer, City Historian, and fifth generation Monrovia.

ATTEST:



Alice D. Atkins, MMC, City Clerk

APPROVED:



Tom Adams, Mayor