



**REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
August 8, 2000
7:30 P.M.**

AGENDA SUMMARY

CONVENE

INVOCATION

Pastor John Mastrogiovanni
Jesus Is Lord Christian Center

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Adams

ROLL CALL

Councilmembers Blakely, Mayor Pro Tem Adams, and
Mayor Bartlett
Excused: Councilmembers Garcia and Hammond

REPORT OF CLOSED SESSION

There was no Closed Session held on July 25, 2000.

PRESENTATIONS

None

PROCLAMATIONS

None

Student Government Representative Report

Summer Hiatus, to Resume on September 12, 2000

A. CONSENT CALENDAR *B, *F-1, *I-5, and *K***B. MINUTES** Regular Meeting of July 25, 2000**C. ORAL COMMUNICATIONS****D. PUBLIC HEARINGS****1. Confirmation of Los Angeles County 1999-2000 Weed Abatement Charges**

City Clerk Linda Proctor will review the staff report.

Each year, the Los Angeles County Department of Agricultural Commissioner/Director of Weights and Measures identifies properties around town that contains excessive weeds, brush or rubbish and constitute a public nuisance or health and safety concern. On February 22, 2000, a Protest Hearing was held. No property owner protested.

Now that County personnel has cleared the identified lots, it is appropriate to confirm the charges that will ultimately be placed on the owners' property tax bills. All affected property owners have been notified that the County is requesting confirmation of its final cost report at the August 8, 2000 City Council meeting. A copy of the declaration list has been posted as per legal requirements. A total of ninety-six properties were cleared at cost of \$6,159.35. A representative of the Weed Abatement Division, Los Angeles County, will be present to answer any questions.

Staff recommends that the City Council confirm the report of the Los Angeles County's 1999-2000 weed abatement charges for abating weeds, trash and other debris.

If at the conclusion of the Public Hearing the Council concurs, the appropriate action would be a motion to:

Confirm the report of the Los Angeles County 1999-2000 weed clearance charges.

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

ROLL CALL

Board Members Blakely, Vice-Chairman Adams, and
Chairman Bartlett
Excused: Board Members Garcia and Hammond

A. CONSENT CALENDAR *B

***B. MINUTES** Regular Meeting of July 25, 2000

MRA REPORTS

1. Public Hearing; Disposition and Development Agreement (DDA) with The Hale Corp to Assist in the Development of a Housing Project of Eleven (11) Units to be Located at the Northeast Corner of Primrose Avenue and Colorado Boulevard

Glenn Cox, Redevelopment Division Manager, will review the staff report.

This is a public hearing of the Monrovia Redevelopment Agency to consider approval of a Disposition and Development Agreement with The Hale Corporation for the development of an 11-unit, two-story housing complex. The units will be rental, five will be reserved for moderate income tenants, and will carry an affordability covenant for 15 years. Each unit will be two stories, with the top floor serving exclusively as a dwelling unit. To better fit into the character of the Old Town, the ground floor area will be available, at the option of the tenant, for more non-traditional use such as a studio, or retail shops.

The Hale Corporation will receive approximately 21,000 square feet of the existing 88,000 square foot lot located at Primrose and Colorado. In addition to providing affordability restrictions to the five units, Hale will commit to improving the balance of the lot with new parking and will improve existing City Lot Nos. 9 and 10. All of the improvements will be consistent with those recently completed at City Lot Nos. 2, 4, and 5. After providing the necessary parking for the project, a net increase of 71 spaces, which will be available for public use, will result.

If after the Public Hearing the Agency Board concurs, the appropriate action would be a motion to:

Approve the Disposition and Development Agreement by and between the Redevelopment Agency and The Hale Corporation.

MRA ADJOURN

RECONVENE MONROVIA CITY COUNCIL MEETING

E. BIDS

None

F. COMMUNICATIONS AND PETITIONS***1. Receive and File; ABC License (Type 41 On-Sale Beer and Wine License) for Thyme & Place Cafe Located at 222 East Huntington Drive, Suite 110**

Notice has been received from the ABC that an application has been received from Sandra Frazier, Thyme & Place Cafe, located at 222 E. Huntington Dr., Ste. 110, requesting the issuance of a Type 41 (On-Sale Beer and Wine License).

The Police Department conducted a background investigation on the owner. On the basis of the investigation on the applicants, the Department finds no reason to recommend any other action on this application. Staff is recommending that the City Council receive and file this notice.

If the City Council concurs, the appropriate action would be to:

Receive and file the report.

G. REPORTS OF CITY COUNCILMEMBERS & SUB-COMMITTEES

1. Mayor Bartlett
 - (a) Appointment of Wilderness Steering Committee, Resolution No. 2000-79
 - (b) MRA Pass-Through Agreement—Monrovia Unified School District and Citrus Community College
2. Mayor Pro Tem Adams
3. Councilmember Blakely
4. Councilmember Garcia
5. Councilmember Hammond

I. ADMINISTRATIVE REPORTS**1. Report on Super Summit II - Investing in Monrovia Youth: A Summit for Success**

Chief Joe Santoro will review the staff report.

On Thursday, May 25, 2000, Super Summit II was held at Monrovia Canyon Park Conference Center and was sponsored by the City and Monrovia Unified School District. There were 86 participants who represented education, government, students, clergy, law enforcement and community groups who shared their views and knowledge on safety issues and made the following strategic recommendations on programs to improve youth safety:

- Recommendation No. 1 – Provide After-School Activities
- Recommendation No. 2 – Increase Job Opportunities for Youth
- Recommendation No. 3 – Make Information Readily Available on Services and Economic Assistance
- Recommendation No. 4 – Expand Mentoring, Counseling and Peer Counseling Programs
- Recommendation No. 5 – Provide Transportation to and from School and After-School Activities
- Recommendation No. 6 – Improve Communication, Coordination and Partnership Efforts

Additional details of the recommendations can be found in the staff report. Staff is recommending that discussions take place between the City Council and the School District to appoint a committee of stakeholders to research and develop strategies for implementation of the recommendations.

Staff is further recommending continuing any formal action on the report until a joint meeting can be scheduled between the City Council and School District to discuss the report and come to agreement on future action necessary to address the recommendations.

If the City Council concurs, the appropriate action would be a motion to:

Continue action on the report until a joint session is scheduled between the City Council and School Board.

2. Change Two Way Stop to a Four Way Stop by Installation of Stop Signs on Primrose Avenue at Olive Avenue; Resolution No. 2000-80

Don Barker, Consultant Traffic Engineer, will review the staff report.

At several Traffic Safety Committee meetings, the intersection of Primrose Avenue and Olive Avenue has been discussed. In order to improve sight distance at this intersection, the Committee has approved and implemented the following:

- Increased red curb on Primrose Avenue.
- Had property owners to the northeast of the intersection remove landscaping that was encroaching in the public right-of-way; and
- Installed warning signs "Cross Traffic Does Not Stop" for east and westbound traffic.

Additional controls at this intersection have been requested due to an increase in accidents since the previous controls were implemented. The intersection does not meet the State of California Traffic Manual criteria for installation of a four way stop. The Traffic Safety Committee has determined that installation of a four way stop would be warranted based on existing traffic and because the previously implemented controls have not improved the number of accidents at the intersection.

The Traffic Safety Committee recommends that the City Council adopt Resolution No. 2000-80 for the installation of four way stop signs on Primrose Avenue at Olive Avenue to change the intersection from a two way stop to a four way stop intersection.

If the City Council concurs, the appropriate action would be a motion to:

Adopt Resolution No. 2000-80, for the installation of four way stop signs on Primrose Avenue at Olive Avenue to change the intersection from a two way stop to a four-way stop intersection.

3. Award of 90-Day Exclusive Agreement to Negotiate with Bloomin' Iris Productions for the Development, Promotion and Staging of a Jazz Festival in Monrovia

City Manager Don Hopper will review the staff report.

For some time, the City has explored the possibility of establishing a musical/cultural community event that capitalizes on the success of the Concerts in the Park series. Like the Concerts series, however, these types of events are expensive and can be difficult to produce. Indeed, the Concert series is made possible only with the generous donations of local businesses and patrons. Additionally, the staff support for a festival-type of event is considerable.

Recently, Bloomin' Iris Productions, founded by Monrovia Business Association President Marjorie Irvin, has submitted a proposal to stage a jazz festival in Recreation Park. Her business team includes the promoter of the highly successful Newport Jazz Festival. The proposal features a number of community-friendly amenities such as funding partnership with the MUSD's music programs. Additionally, the proposal highlights the practical viewpoint that, especially in this first year, the number of festival participants should mirror that of the City's peak summer Concerts. Thus, crowds, noise, and other potential nuisance issues can be dealt on a relatively small scale.

Bloomin' Iris Productions has presented the City with opportunity to be a named sponsor of the event (i.e., The Monrovia Jazz Festival). The terms of the sponsorship have yet to be worked out. The proposed 90-day Exclusive Agreement to Negotiate provides the vehicle for these discussions to take place, while securing for Bloomin' Iris some degree of certainty that the City generally supports the concept.

Just as important, the Agreement (although not a binding commitment) also provides a degree of certainty that will allow Bloomin' Iris to begin lining up top-notch performers for the Festival. Staff will keep the Council apprised of the requirements of any sponsorship and will obtain the Council's concurrence before entering into a binding agreement with Bloomin' Iris.

Staff recommends approval of the 90-day Exclusive Agreement to Negotiate.

If the City Council concurs, the appropriate action would be a motion to:

Approve the 90-day Exclusive Agreement to Negotiate with Bloomin' Iris Productions.

4. Oral Report by City Attorney Michael G. Colantuono; Filing of Amicus Curiae Brief in the Case of Tocher vs. Santa Ana

City Attorney Michael G. Colantuono will present an oral report regarding the filing of Amicus Curiae Brief in the Case of Tocher vs. Santa Ana

If the City Council concurs, the appropriate action would be a motion to:

Direct the City Attorney to author and file the Amicus Curiae Brief on behalf of the Appellant City of Santa Ana.

***5. Set for Public Hearing on September 12, 2000; Notice of Intention for Vacation of Alley Between Maple Avenue and Huntington Drive, and Myrtle and Primrose Avenues Relating to the Millennium Project, Resolution No. 2000-59**

The purpose of this report is to adopt Resolution No. 2000-59, which will set this matter for Public Hearing for Tuesday, September 12, 2000, to receive public input.

Staff is recommending adoption of Resolution No. 2000-59 setting the Public Hearing for September 12, 2000.

If the City Council concurs, the appropriate action would be a motion to:

Adopt Resolution No. 2000-59 setting the Public Hearing for September 12, 2000.

J. RESOLUTIONS & ORDINANCES

1. Amendment of Chapter 12.36 of the Monrovia Municipal Relating to Storm Water and Urban Runoff Pollution Control to Provide Storm Water Pollution Control For Planning and Construction of New Development and Redevelopment Projects; Urgency Ordinance No. 2000-18U; and Introduction and First Reading of Ordinance No. 2000-18

City Attorney Michael Colantuono will review the staff report.

The Standard Urban Storm Water Mitigation Plan ("SUSMP") was developed by the Regional Water Quality Control Board ("RWQCB") as part of the municipal storm water program to address storm water pollution from new development and "redevelopment" by the private sector. The SUSMP ordinance applies to discretionary projects for the construction and operation of certain new development and redevelopment. This

requirement is intended to ensure compliance with the storm water mitigation measures prescribed in the current version of the SUSMP (adopted by the RWQCB.)

The SUSMP contains a list of minimum required Best Management Practices ("BMPs") that must be used for a designated discretionary project such as: Single-Family Hillside Residences; 100,000 Square Foot Commercial Developments; Automotive Repair Shops; Retail Gasoline Outlets; Restaurants; Greater than 9 unit home subdivisions; Projects located within or discharging directly to an Environmentally Sensitive Area; and Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff.

Neither the ordinance nor the SUSMP itself dictate the specific BMPs that the City may allow applicants to implement to comply with the SUSMP requirements. Rather, the City and the applicants each have the freedom to choose which BMPs they believe would be most effective and cost-efficient on a case-by-case basis.

The Permittees are required to adopt the requirements set forth in the SUSMP through their own ordinances or resolutions. Ordinances must be promulgated by September 8, 2000, to give legal effect to the SUSMP requirements no later than October 8, 2000. Because of the City Council's meeting schedule in August, an urgency ordinance is presented so that the SUSMP ordinance will be in place by October 8, 2000.

Monrovia is one of several cities challenging the RWQCB's ability to adopt the SUSMP requirements. Notwithstanding, the ordinance is presented for the City Council's review and discussion and the City Attorney will present three options in light of the City's challenge of the RWQCB's actions:

- (1) Take no action;
- (2) Adopt Ordinance No. 2000-18U and introduce for first reading Ordinance No. 2000-18; or
- (3) Introduce for first reading Ordinance No. 2000-18.

If the City Council concurs, the appropriate action would be a motion to:

Adopt one of the three options in the Staff Report.

***K. PAYROLL & VOUCHERS**

Approve Payroll No. 16 in the net amount of \$393,790.05 and Voucher Numbers 88256 through 88517 nonsequentially in the amount of \$690,139.05.

L. SCHEDULED MEETINGS

The Regular Meeting of August 22, 2000 has been cancelled.

The next Regular Meeting of the Monrovia City Council is scheduled for Tuesday, September 12, 2000, 7:30 p.m., Council Chambers, 415 South Ivy Avenue, Monrovia, California.

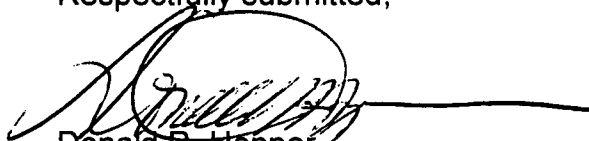
M. CLOSED SESSION

None

N. ADJOURN

In Memory of Dr. Yvonne Palmer

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Donald R. Hopper', with a long horizontal line extending to the right.

Donald R. Hopper
City Manager

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