

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, NOVEMBER 4, 2003, 7:30 P.M.**

CONVENE. Following a Study Session to review proposals for State Lobbying Services from Joe A Gonsalves & Son, and Emanuels Jones and Associates, 6 30 P M , City Council Chambers, at which all City Councilmembers were in attendance, Mayor Rob Hammond convened the Regular Meeting of the Monrovia City Council of Tuesday, November 4, 2003 at 7 44 P M in City Council Chambers, 415 South Ivy Avenue, Monrovia, California Staff in attendance was City Manager Donald R Hopper, City Attorney Craig A Steele, and City Clerk Linda B Proctor

INVOCATION: Pastor John Mastrogiovanni led the Invocation

FLAG SALUTE: Mayor Pro Tem Joe Garcia led the Flag Salute

ROLL CALL: In attendance were Councilmembers Tom Adams, Dan Kirby, Mary Ann Lutz, Mayor Pro Tem Joe Garcia, and Mayor Rob Hammond

AGENDA CHANGES: Mayor Hammond announced that Administrative Agenda Item I-4 had been pulled from the Agenda

REPORT OF CLOSED SESSION(S): None

PRESENTATIONS:

1. Recognition of Sponsors for the 2003 Halloween Event "Skeleton Serenade"

Recreation Supervisor Kerri Zessau assisted the Mayor and City Council in recognizing the sponsors of the 2003 Halloween event "Skeleton Serenade" as follows Skin Care, Holiday Inn, The Bates Company & Bates Mortgage Company (not in attendance), Sierra Auto Cars (not in attendance) and Ferrari Bros (not in attendance) Information Systems Manager Mitch Cochran and Recreation Specialist Cheri Kaliman were also thanked

PROCLAMATIONS

1. Proclaiming November 21, 2003 as "America Recycles Day"

Mayor Hammond proclaimed November 21, 2003 as "America Recycles Day" Assistant City Manager Scott Ochoa accepted the Proclamation He reported that each year, Americans generate nearly 230 million tons of solid waste That is more than 4 6 pounds per person per day While the nation has reached an overall recycling rate of nearly 28 percent, much more can be done, especially in closing the loop and purchasing products made with recycled content Mr Ochoa reported on the various activities planned for the event

NEW BUSINESS: Councilmember Adams requested an update on the recent firestorm in Southern California from Fire Chief Sam DiGiovanna The Chief presented a power point presentation depicting the worst firestorm in California's history Chief DiGiovanna also welcomed back the thirteen Monrovia firefighters who had returned safely from their strike force heroics under the state's Mutual Aid Plan in battling the devastating wildfires more than a week ago at the Grand Prix Fire

STUDENT GOVERNMENT REPRESENTATIVE REPORT: City Council Liaison Sable Smith was not in attendance

A. CONSENT CALENDAR

It was moved by Councilmember Adams, seconded by Councilmember Lutz, to approve the Consent Calendar consisting of Items *B, *I-5, *I-6, *I-7, *I-8, *I-9, *I-10, *I-11, and *K

ROLL CALL: Ayes: Councilmembers *Adams, Kirby, Lutz, Mayor Pro Tem Garcia, Mayor Hammond
Motion carried: 5-0

*abstained on I-9, I-10, and K

***B. MINUTES.** The Minutes of the Regular Meeting of October 21, 2003, were approved by order of the Consent Calendar

C. ORAL COMMUNICATIONS

1 Stephen Grollnek, Monrovia, expressed concern regarding payments for filming to Mayor Hammond's downtown business and Dave Gayman's downtown business Mayor Hammond responded that he did negotiate an impact fee with a filming company for a maximum street closure, which was an agreement with a national soft drink company and Neighbor Pawn He stated that the dollar amount was irrelevant

2 Michael Blumenthal, Monrovia, was not in attendance

3 Pastor John Mastrogiovanni reported that the Ministerial Association had voted to raise money for those who may have lost property or life in the wildfires One hundred percent of the donations received would go directly to those in need, with no administrative fee Donations may be made by calling 626 357-6797, 6# As it accrues, representatives of the City and Association will decide together how it will be divided, and will be donated in the name of the City, Fire Department, and the Ministerial Association

4 Taras Matla, Monrovia, Co-chairman of Monrovia Fire Safe Council, explained to the community what the organization was and what it did to benefit Monrovia

D. PUBLIC HEARINGS/MEETINGS.

1. Tentative Tract Map 060201/Conditional Use Permit CUP2003-16 to Construct a 12-Unit Detached Planned Unit Development in the RH (Residential High Density) Zone at 1209 South Magnolia Avenue by Bowden Development, Inc., Developer

Councilmember Adams exited City Council Chambers at 8 13 P M announcing that he would be abstaining on this item and would not be taking part in the discussion of this matter

Planning Division Manager Steve Sizemore, reviewed the Staff Report

In March 2002, the Planning Commission reviewed and approved a development proposal for a 20-unit residential condominium development on the subject property The cost associated with liability insurance for attached housing units has led to the need for the developer to submit new plans for a detached development

On October 15, 2003, the Planning Commission held a Public Hearing to review the proposed project At the close of the Public Hearing, the Planning Commission unanimously recommended approval of the project

The new proposal consists of 13 lots, of which 12 are residential lots featuring 12 detached two-story single-family dwelling units with attached two car garages The 13th lot is a common lot containing setback areas, common open space and private driveways with 6 off street parking

spaces The site layout is organized around three components - a central courtyard, featuring common open space, frontage to the surrounding streets and integration of the off-street parking spaces with the site architecture and landscaping All units have been designed to feature a non-vehicular front entrance to each dwelling unit

A "Craftsman Bungalow" building design is proposed for the development In keeping with the tradition of the bungalow design, porches are provided on each unit and the doors and windows represent the high level of craft critical to this design The architect and developer have paid particular attention to all elements of this project The landscaping, hardscape and non-structural elements of the development have been blended together to create an integration of the project within the historic context of the City of Monrovia The orange trees on the site have been saved and will enhance the quality of the project The project is not gated which makes for better neighbors among those already existing around the project site.

The reduction in density is more consistent with the single-family homes in the vicinity and the architecture extends to the themes familiar to Monrovia's historic neighborhoods The development conforms to all the applicable development standards in the RH zone and the use of courtyards allows for neighborhood interaction The use of front entry porches facing the courtyards and interacting with the public streets provides for a sense of security and enhances the livability of the common open space

At its meeting of October 15, 2003, the Planning Commission unanimously recommended approval of the project

PUBLIC HEARING OPENED: Mayor Hammond opened Public Hearing

Those in favor

Todd Bowden, Bowden Development

Those against

Stephen Grollnek, Monrovia, stating that those who have received campaign money should abstain

City Attorney Steele cited California law regarding campaign contributions, noting that this was not a conflict of interest and required no abstentions

PUBLIC HEARING CLOSED: Mayor Hammond closed the Public Hearing as there was no one else who wished to speak for or against the matter

It was moved by Councilmember Lutz, seconded by Councilmember Kirby, to find that Tentative Tract Map No. 060201 was Categorically Exempt from the California Environmental Quality Act, approve the findings on Data Sheet No. 4, approve Tentative Tract Map No. 060201/Conditional Use No. 1, the Fire Conditions on Data Sheet No. 2, and the Public Works conditions on Data Sheet No. 3.

ROLL CALL:

Ayes: Councilmembers Kirby, Lutz, Mayor Pro Tem Garcia, Mayor Hammond

Excused: Councilmember Adams

Motion carried: 4-0

Councilmember Adams returned to Council Chambers at 8 25 P M

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

CONVENE. Chairman Rob Hammond convened the Regular Meeting of November 4, 2003 of the Monrovia Redevelopment Agency Board of Directors at 8 26 P M in City Council Chambers, 415 South Ivy Avenue, without adjourning the City Council Meeting

ROLL CALL. Those in attendance were Boardmembers Tom Adams, Dan Kirby, Mary Ann Lutz, Vice Chairman Joe Garcia, and Chairman Rob Hammond

A. CONSENT CALENDAR

It was moved by Vice Chairman Garcia, seconded by Boardmember Kirby, to approve the Consent Calendar consisting of Items *B and *MRA-1. There were no objections

***B. MINUTES.** The Minutes of the Regular Meeting of October 21, 2003 were approved by order of the Consent Calendar

MRA REPORTS

1. Public Improvements Reimbursement Agreement By and Between the Monrovia Redevelopment Agency and the Monrovia Technology Campus, LLC, in the Amount of \$75,000 00, Resolution No 15-2003

Assistant City Manager Scott Ochoa reviewed the Staff Report

In 1998, the Boeing Company announced the closure of its manufacturing plant on Royal Oaks Drive The improvements were subsequently demolished, and the property was sold for two developments The first development, located at the southeast corner of Royal Oaks and Shamrock, is the corporate offices of the Trader Joe's Company The second is the Monrovia Technology Campus, which consists of two buildings with over 150,000 square feet of office space The Campus houses four firms employing over 1,000 workers at the site

From the southwest corner of Royal Oaks Drive and Mountain Avenue, a Los Angeles County flood control channel intersects the Campus and divides the parking lot The channel property is not landscaped, and an unattractive chain link fence at the corner of Royal Oaks and Mountain encloses this area

The City has urged the owner/developer of the Campus, Samuelson Fetter, to install decorative fencing and landscaping As these public improvements would not otherwise be completed, Staff has proposed that the Agency share in the cost Samuelson Fetter indicates that the total cost of improvements is \$250,000 00 The proposed Agency contribution to the total cost is \$75,000 00 Staff recommended approval of the proposed Public Improvements Reimbursement Agreement

It was moved by Vice Chairman Garcia, seconded by Boardmember Lutz, to approve Resolution No 15-2003

ROLL CALL

Ayes: Boardmembers Adams, Kirby, Lutz, Vice-Chairman Garcia, and Chairman Hammond
Motion carried. 5-0

MRA ADJOURNMENT. Chairman Hammond adjourned the Monrovia Redevelopment Agency Meeting at 8 38 P M and the City Council Meeting continued

RECONVENE MONROVIA CITY COUNCIL MEETING

E. BIDS: None

F. COMMUNICATIONS AND PETITIONS None

G. CITY COUNCILMEMBERS & SUB-COMMITTEES:

1. Mayor Hammond reported that:

(a) He reminded all to attend the Veterans Day services on November 11, 2003, 11 00 A M at Library Park

(b) During the last 18 months, the City achieved what most people thought impossible, through team spirit—with no one person doing it all-- and thanked the Crudgington's for their efforts The hillside is almost completely purchased

2. Mayor Pro Tem Garcia reported that

(a) Last Monday the City of Monrovia was awarded a \$3 6 million dollar grant from Prop 12 Park bond funds through the San Gabriel Mountains and Rivers Conservancy This was the full grant request, and combining it with the \$800,000 00 previously approved, almost takes care of the remaining parcels for the preserve He congratulated Alice Griselle and her Staff in addition to the others who were involved in giving the tour of the hillside to the grantors In the last 18 months, the City has received \$18 million dollars in grants

3. Councilmember Adams stated that he had no other report at this time

4. Councilmember Kirby reported that

(a) The Board of Education election was being held today and reminded all that it was a privilege to vote, urging all to remember to vote

(b) He urged all to attend the November 11, 2003 Veterans Day Observance at Library Park which will honor all veterans

5. Councilmember Lutz reported that

(a) **Library Grant Update** She accompanied Staff members April Soash and Monica Greening last Tuesday to Sacramento to testify on behalf of the Monrovia Library to obtain funds from the Library Bond project Over 100 cities were vying for funds, and Monrovia did not, unfortunately, receive any funding However, there is one last round of funding to be awarded in March which the City will be applying for in January She asked for support from the community, and thanked Staff for the outstanding job

H. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES: None

I. ADMINISTRATIVE REPORTS

1. Amendment of Title 2 of the Monrovia Municipal Code Relating to Membership on the Development Review Committee (DRC); Introduction and First Reading of Ordinance No. 2003-18

Director of Community Development Alice Griselle reviewed the Staff Report

At the October 21, 2003 City Council meeting, the Council directed Staff to prepare an ordinance amending Section 2 56 010 of the Monrovia Municipal Code to add a citizen for a six month trial period to the DRC

The proposed ordinance reflected the wishes of the Council, creating a six-month position for an appointed citizen member of the DRC The six months begins at the date of the appointment by the Mayor Additionally, the ordinance requires that the citizen member be appointed from

among professionals in the disciplines of architecture, design, landscape architecture, construction, planning, real estate, engineering, the environmental sciences, or related fields. The reason the Council and Staff feel this experience is important is that the Development Review Committee is a highly technical committee that reviews a large agenda weekly dealing with zoning, building, fire, grading, housing and other government codes. The ability to read site and floor plans, to understand construction drawings, architectural plans, grading plans, and zoning codes is important. The zoning code also involves building bulk angles, floor area ratios, and other relatively complicated standards that will need to be understood. Written reports are not provided, therefore, a citizen that is educated in these areas and also willing to do self-study on the issues is essential.

As is the case with appointments to other Commissions and Boards, this is a volunteer position, therefore, there will be no significant fiscal impact. Staff recommended adoption of Ordinance No 2003-18.

It was moved by Councilmember Adams, seconded by Councilmember Kirby, introduce, read by title only and waive further reading of Ordinance No 2003-18

**ROLL CALL. Ayes: Councilmembers Adams, Kirby, Lutz, Mayor Hammond
 Noes: Mayor Pro Tem Garcia
 Motion carried: 4-1**

City Attorney Steele read as follows

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA
AMENDING TITLE 2 OF THE MONROVIA MUNICIPAL CODE PERTAINING TO THE
MEMBERSHIP OF THE DEVELOPMENT REVIEW COMMITTEE**

**2 2003 Citizens Satisfaction Survey; Agreement for Services with The Rose Institute
of State and Local Government in the Amount of \$15,950 00**

Assistant City Manager Scott Ochoa reviewed the Staff Report

In 1993, the City of Monrovia commissioned its first Citizen Satisfaction Survey to gauge community interest and input on a wide variety of local issues, services and programs. The survey was conducted by the California State University at Long Beach. Overall, the City received high marks from residents, as well as constructive criticisms that helped the City prepare for its successful bid to become an All-America City in 1995.

In 1998, the City again commissioned Cal State Long Beach to conduct an update of the original survey. Once again, the survey results were very positive. The large majority of comments focused on enhanced communication with the community, and more and better quality of life initiatives. The City Council took to heart the community's input and re-directed staff and resources to increase the level of activity in public information and outreach, youth services, and library services.

Also, the Council felt that it was important to regularly survey the community on a wide variety of issues to help ensure that the Council's priorities were truly in step with those of Monrovia's residents. The Council directed that a survey be done at least every five years.

The Rose Institute for State and Local Government has been conducting refined survey research since 1978. Over the last ten years, especially, The Rose Institute has become a recognized leader in helping state and local agencies determine the opinions, attitudes and priorities of constituencies throughout California. The Rose Institute has conducted major surveys for organizations such as the Southern California Association of Governments (SCAG),

the San Gabriel Valley Council of Governments (SGVCOG), the San Gabriel Valley Economic Partnership, and many local cities and counties

The Rose Institute proposes to do a random sample telephone survey of 400 adult residents of the City of Monrovia. The survey instrument, which will be forthcoming to the City Council, will consist of between 40-50 questions, which will be jointly developed by the City and the Institute. The survey will be directed and the analysis conducted by The Rose Institute.

The Institute will provide bound copies of the final report, including an executive summary, response frequencies and other statistical data. A summary PowerPoint presentation will also be created for the City to use at meetings, in publications and on cable public access.

The proposed fee for services provided is \$15,950.00. This total amount includes the construction and implementation of the actual survey instrument, preparatory meetings and materials, and the presentation of findings and results. The Rose Institute requires that one half of the fee be paid at commencement of the project, and the other half upon completion. Staff recommended approving the agreement.

Discussion ensued. City Manager Hopper stated that the goal was to try to get a statistically valid sampling by telephone. Councilmember Lutz recommended that there be some education to the citizens to encourage them to respond, such as information in Monrovia Today, on the City's site, on the water bill, etc.

It was moved by Councilmember Adams, seconded by Mayor Pro Tem Garcia, to approve an agreement for service with The Rose Institute for State and Local Government in the total amount of \$15,950.00, with the caveat that the Rose Institute adhere to the "Do not disturb" list of residents. There were no objections.

3. Professional Services Agreement; Three-Year Contract with Hunter Kennedy and Associates, Inc., for NPDES Industrial/Commercial Storm Water Inspections in the Amount of \$46,000.00

Louis Celaya, Management Analyst I, reviewed the Staff Report.

On December 13, 2001, the California Regional Water Quality Control Board—Los Angeles issued the Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) 5-year Permit to the County of Los Angeles Flood Control District and all co-permittee cities, including Monrovia. The State mandated that the County and co-permittee cities implement an Inspection Program for industrial and commercial sites within the City for pollutant reduction and control measures to prevent pollutant discharges to the storm drain systems. Under the 1996 NPDES permit, these sites were visited and provided educational materials on storm water management practices to help prevent potential pollutants from entering into municipal storm drain systems.

The new inspection program requires two (2) rounds of inspections during the 5-year cycle of the City's NPDES Permit (2001–2006). First round inspections must be completed by August 2004, with second round inspections completed prior to December 2006. There are currently 406 commercial/industrial facilities that will require inspections over the next three (3) years.

After review of the proposals and oral interview process with two perspective firms, Hunter Kennedy and Associates was selected as the firm who could best meet the City's needs. Funds were available within the Storm Drain Maintenance budget.

It was moved by Councilmember Kirby, seconded by Councilmember Adams, to approve the Professional Services Agreement with Hunter Kennedy and Associates Inc. for state mandated NPDES Industrial/Commercial storm water inspections in the amount of \$46,000.00 effective November 5, 2003 through December 31, 2006.

ROLL CALL

Ayes: Councilmembers Adams, Kirby, Lutz, Mayor Pro Tem Garcia, Mayor Hammond

Motion carried: 5-0

4 Discussion of Proposed Art in Public Places Ordinance

This matter was pulled from the Agenda for discussion at a subsequent Meeting

***5 Set for Public Hearing on November 18, 2003, Historic Landmark HL-56/Mills Act Contract MA-52 for Property Located at 119 May Avenue by Owners Boyd and Dimitriane Roberts**

This matter was approved by order of the Consent Calendar

At its regular meeting of October 22, 2003, the Historic Preservation Commission voted to forward a nomination statement recommending approval of Historic Landmark status and execution of a Mills Act for the property at 119 May Avenue to the City Council

Staff recommended setting November 18, 2003 as the date of the Public Hearing

***6. Set for Public Hearing on November 18, 2003; Historic Landmark HL-57/Mills Act Contract MA-53 for Property Located at 131 East Hillcrest Boulevard by Owners Nicholas and Alison Taylor**

This matter was approved by order of the Consent Calendar

At its regular meeting of October 22, 2003, the Historic Preservation Commission voted to forward a nomination statement recommending approval of Historic Landmark status and execution of a Mills Act for the property at 131 East Hillcrest Boulevard to the City Council

Staff recommended setting November 18, 2003 as the date of the Public Hearing

***7 Set for Public Hearing on November 18, 2003, Historic Landmark HL-58/Mills Act Contract MA-54 for Property Located at 401 East Foothill Boulevard by Owners Brad and Valerie Palfrey and Norm Haley**

This matter was approved by order of the Consent Calendar

At its meeting of October 22, 2003, the Historic Preservation Commission voted to forward a nomination statement recommending approval of Historic Landmark status and execution of a Mills Act for the property at 401 East Foothill Boulevard to the City Council

Staff recommended setting November 18, 2003 as the date of the Public Hearing

***8 Set for Public Hearing on November 18, 2003; Historic Landmark HL-59/Mills Act Contract MA-55 for Property Located at 514 West Maple Avenue, by Owners Eric and Deanna Pare'**

This matter was approved by order of the Consent Calendar

At its meeting of October 22, 2003, the Historic Preservation Commission voted to forward a nomination statement recommending approval of Historic Landmark status and execution of a Mills Act for the property at 514 West Maple Avenue to the City Council

***9. Final Tract Map 53941 for Property Located at 1221-1225 South Alta Vista Avenue by MURSOL Construction, Owner Jasen Grohs**

This matter was approved by order of the Consent Calendar

Tentative Tract Map No 53941 was for the re-subdivision of a property located in the Residential High Density Zone. The area is being re-subdivided into a 14-unit, two story detached single family Planned Unit Development and a common lot for ingress, egress, drainage and utilities. The tentative subdivision map was approved by the Planning Commission at their meeting of December 12, 2002, and was approved by the City Council on January 28, 2003. The Final Tract Map is in order and on file with the City Clerk, Community Development Department Planning Division, and the Department of Public Works.

***10. 2002-2003 Water Main Replacement Program, Project No. C2924, Acceptance of Work, Approval of Additional Work, Filing of Notice of Completion, and Approval of Retention Payment in the Amount of \$21,042.00 to Engineering Plumbing Inc.**

This matter was approved by order of the Consent Calendar

On June 10, 2003 the City Council awarded a contract to Engineered Plumbing, Inc., for the 2002-2003 Water Mains Replacement Program in the amount of \$199,000.00. The project was to install approximately 1,540 feet of 8-inch and 6-inch diameter Class 52 ductile iron pipe replacing 2" and 4" old welded steel pipe at Alta Vista Avenue from Bella Vista to Duarte Road, Sierra Vista Avenue from Grand Avenue to Norumbega Drive, the alley west of Norumbega Drive, from Sierra Vista to Pearl, and Foothill Boulevard from Mayflower Avenue to Ivy Avenue (services only).

The overall final project cost was \$210,420.00, including \$11,420.00 for the cost of additional work which was due to the addition of a fire hydrant Foothill Boulevard, and for approximately 600 square feet of additional concrete paving on Foothill Boulevard. Funds for this project were available in the Water Fund.

***11. Authorizing the Use of Redevelopment Agency Funds for the Purpose of Installing Public Improvements on that Portion of the Los Angeles County Flood Control Channel Generally Located at the Southwest Corner of Royal Oaks Drive and Mountain Avenue, Resolution No 2003-75**

This matter was approved by order of the Consent Calendar

The Monrovia Redevelopment Agency proposed a Public Improvements Reimbursement Agreement with the Monrovia Technology Campus, LLC, for the purpose of installing new fencing and landscaping on a section of the Los Angeles County flood control channel at the southwest corner of Royal Oaks Drive and Mountain Avenue. The total cost of the improvements was \$250,000.00, and the proposed Agency contribution to the total cost was \$75,000.00.

The Agency was authorized, pursuant to Section 33445 of the Community Redevelopment Law, to pay for public improvements within or outside of the Project Area upon certain findings made by the City Council. These findings were that the improvements were of benefit to the project area or the immediate neighborhood, that no other reasonable means of financing the improvements were available to the community, and that the improvements would assist in the

elimination of one or more blighting conditions and were consistent with the Agency's implementation plan

The proposed Public Works Reimbursement Agreement could not be approved by the Agency without the City Council first making the findings required by the Community Redevelopment Law

Staff recommended that the City Council find that the use of Agency funds for the proposed installation of public improvements met the requirements set forth in Section 33445 of the Community Redevelopment Law

J. RESOLUTIONS & ORDINANCES

1 An Interim Ordinance Enacted Pursuant to California Government Code Section 5858 Prohibiting the Demolition or Structural Alteration of Single Family Dwellings in the City Constructed prior to January 1, 1940, During the Pendency of the City's Review and Adoption of Relevant Permanent Building and Zoning Regulations (Urgency and Non-Urgency Options: Adoption of Urgency Ordinance No. 2003-17U, or, Introduction and First Reading of Ordinance No 2003-17)

City Attorney Craig Steele reviewed the Staff Report

The proposed moratorium would prohibit demolition or structural alterations of single family dwellings built prior to January 1, 1940. Minor repairs and work necessary to avoid safety hazards would be exempted. The moratorium would be in effect for 45 days, within which the City Council would hold a public hearing to determine whether to extend the moratorium for periods up to 2 years. The moratorium is presented in urgency and non-urgency options. The difference between the two is the effective date, essentially. An urgency ordinance would take effect upon adoption. The non-urgency ordinance would not take effect until after the City Council holds a public hearing and two-readings of the ordinance. In the interim, it is possible that some demolitions or alterations of affected structures would take place.

Discussion ensued. Councilmember Adams stated that if the moratorium were for only 45 days, it couldn't be that harmful to anyone, and that protection would be in place during this narrow window until things were sorted out. Discussion ensued regarding whether or not to include other kinds of buildings. It was noted that the canvass would be on a much larger scale and take much more time. Mayor Hammond recommended that by using the word "residential" properties as a theme, it would include triplexes, duplexes, etc. Councilmember Adams noted that there were historic residential properties in commercial zones. City Attorney Steele stated that all residential structures could be included, regardless of zone, and that the word "single" dwelling could be changed to "residential" dwelling.

Leon San Blas, developer, spoke regarding his proposed demolition of 824 and 826 Ocean View, one of which was a 1922 shack and other was a 1951 structure. During discussion, it was noted that the City Council was trying to protect incompatible structures in a neighborhood, which would be left up to Staff to determine. Councilmember Adams noted that the process could not be changed when a builder was already into the process, and recommended that projects that have already started the process through the DRC be exempt.

It was moved by Councilmember Adams, seconded by Mayor Pro Tem Garcia, to set the matter for Public Hearing on November 18, 2003, and introduce and ready by title only, with the change of "single" to "residential" dwellings, and that projects already presented to DRC were exempt and would go forward. As there were no objections, City Attorney Steele read as follows

AN INTERIM ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 PROHIBING THE DEMOLITION OR STURCTURAL ALTERATION OF RESIDENTIAL STRUCTURES IN THE CITY CONSTRUCTED PRIOR TO JANUARY 1, 1940 DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF RELEVANT PERMANENT BUILDING AND ZONING REGULATIONS, AND TO SET NOVEMBER 18, 2003 AS A PUBLIC HEARING ON THE MATTER.

***K. PAYROLL & VOUCHERS:** Payroll No 22 in the net amount of \$469,029 39, and Voucher Numbers 47013 through 47018 and 114356 through 114637 non-sequentially in the amount of \$780,277 52 was approved by order of the Consent Calendar

L. SCHEDULED MEETINGS

The next Regular Meeting of the Monrovia City Council is scheduled for Tuesday, November 18, 2003, 7 30 P M , City Council Chambers, 415 South Ivy Avenue, Monrovia, California

M. ORAL COMMUNICATIONS, CONTINUED, IF NEEDED: None

N. CLOSED SESSION: None

O. ADJOURNMENT: The City Council Meeting was adjourned at 9 57 P M in memory of James Hillis and Frank Jansson

APPROVED


Rob Hammond, Mayor

ATTEST


Linda B Proctor, CMC, City Clerk