

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, AUGUST 1, 2006, 7:30 P.M.**

CONVENE: Mayor Pro Tem Mary Ann Lutz convened the Regular Meeting of the Monrovia City Council of Tuesday, August 1, 2006 at 7:30 P.M. in City Council Chambers, 415 South Ivy Avenue, Monrovia, California. Staff in attendance was City Manager Scott Ochoa, City Attorney Craig A. Steele and City Clerk Linda B. Proctor.

INVOCATION: Police Chaplain Stewart Levin presented the Invocation.

PLEDGE OF ALLEGIANCE: Councilmember Dan Kirby led the Flag Salute.

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

PRESENTATIONS:

1. Recognition of Lee and Marie Graham; Good Neighbor Program

Mayor Pro Tem Lutz stated that the Good Neighbor Award was instituted this year by the City Council to honor Monrovia residents who went out of their way to assist their neighbors and their neighborhoods. The recipients were Lee and Marie Graham, and were introduced by Councilmember Dan Kirby.

2. Neighborhood Pride Program Award Winners; Single Family/Owner Occupied Category for Property Located at 206 Los Angeles Street, Owner Marcia Johnson; and Multi-Family Rental Category for Property Located at 419 Linwood Avenue, Owners Michael and Roberta Reed

Neighborhood Preservation Officer Alicia Espino introduced the Neighborhood Pride Program award winners, Marcia Johnson in the single family/owner occupied category, and Michael and Roberta Reed in the multi-family rental category, to the Mayor City Council and the community.

3. Introduction of Newly Hired Information Systems Analyst Luis Valdez

Information Systems Manager Mitch Cochran introduced newly hired Information Systems Analyst Luis Valdez to the Mayor, City Council and the community.

4. Introduction of Newly Hired Police Communications Operator Susan Perez

Police Captain Rick Miglia introduced newly hired Police Communications Operator Susan Perez to the Mayor, City Council and the community.

STUDENT GOVERNMENT REPRESENTATIVE REPORT: To resume in September

PROCLAMATIONS: There were none.

A. CONSENT CALENDAR:

It was moved by Councilmember Kirby, seconded by Councilmember Adams, to approve the Consent Calendar consisting of Items *B, *F-1, *F-2, *F-3, *I-1, *I-2, *I-3, *I-4, *I-5, and *J. Councilmember Adams abstained on Agenda Item *I-4. There were no objections.

***B. UNADOPTED MINUTES:** The unadopted Minutes of the Regular Meeting of July 18, 2006 were adopted by order of the Consent Calendar.

C. ORAL COMMUNICATIONS:

Those speaking:

1. Paul Larsen, Monrovia
2. Elliott Barkan, Claremont
3. Stephen Grollnek, Monrovia

D. PUBLIC HEARINGS/MEETINGS:

1. **Tentative Tract Map No. 066941/Conditional Use Permit CUP2006-14/Variance V2006-04 to Construct a Detached Six-unit, Two-Story Planned Unit Development in the RH (Residential High Density) Zone at 202 East Foothill Boulevard by Dexter Homes, LLC**

Alice Griselle, Director of Community Development, reviewed the Staff Report.

The applicant requested approval of a detached six-unit, two-story Planned Unit Development (PUD). The property WAS located at 202 East Foothill Boulevard on the southeast corner of Foothill Boulevard and Ivy Avenue. The property had been vacant since the service station was demolished about three years ago.

The development met all of the development standards of the Zoning Ordinance except for the requested variance for the encroachment into the side yard setback for two units. The site plan showed six detached units served by a common east-west driveway, accessed by a driveway off Ivy Avenue.

A Public Hearing was held by the Planning Commission on July 12, 2006. Concerns about potential impacts during construction and potential contamination of the site were voiced by various neighbors of the project. These were addressed in the conditions and in existing regulations. The Planning Commission voted to recommend approval to the City Council.

Public Hearing Opened and Closed: Mayor Pro Tem Lutz 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 Adams, seconded by Councilmember Kirby, to approve Tentative Tract Map No. 066941/CUP2006-14/V2006-04 pursuant to the recommendations in the Staff Report.

ROLL CALL:
Ayes: Councilmembers Adams, Kirby, Mayor Pro Tem Lutz
Excused: Councilmember Garcia and Mayor Hammond
Motion carried: 3-0

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

CONVENE: Vice-Chairman Mary Ann Lutz convened the Regular Meeting of August 1, 2006 of the Monrovia Redevelopment Agency Board of Directors at 8:07 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 and Vice-Chairman Mary Ann Lutz. Chairman Rob Hammond and Boardmember Joe Garcia were excused.

A. CONSENT CALENDAR:

It was moved by Boardmember Adams, seconded by Boardmember Kirby, to adopt the Consent Calendar consisting of Agenda Items *B, and *MRA-2. There were no objections.

***B. UNADOPTED MINUTES:** The unadopted Minutes of the Regular Meeting of the Monrovia Redevelopment Agency of July 18, 2006 were approved by order of the Consent Calendar.

MRA REPORTS

1. Consideration of Monrovia Area Partnership (MAP) Program; Authorize Staff to Implement MAP; and Adopt Resolution No. 7-2006

Daniel McConnell, Housing Coordinator and Alicia Espino, Neighborhood Preservation Officer reviewed the Staff Report.

The Monrovia Area Partnership (MAP) program was developed by the Neighborhood Preservation Division of the Community Development Department with input from the Neighborhood Strategy Team (NST). The MAP program was a solution oriented program for strategic neighborhoods that incorporated Housing Rehabilitation grants, Public Works' projects, Community Services programs, and Police strategies to improve the quality of life for residents. The core of the programs would be administered by the Community Development Department using Housing Set-Aside funds.

The NST was charged with defining the three neighborhood strategic areas and prioritizing them. The neighborhood strategic areas were established in the lower income census tract areas of the City corresponding to the CDBG areas.

Strategic Neighborhood Area #1 for first year was bounded by Huntington Drive to Hurstview Avenue and from Myrtle Avenue to Shamrock Avenue and funded with \$500,000.00 to assist the 307 owner-occupied houses. Strategic Neighborhood Area #2 for the second year was bounded by Colorado Boulevard to Huntington Drive, from Mayflower Avenue to Shamrock Avenue and from Huntington Drive to Duarte Road, from Mayflower Avenue to Myrtle Avenue and funded with \$400,000.00 to provide assistance for the 576 owner occupied houses. Strategic Neighborhood Area #3 for the third year was bounded by Fifth Avenue to Shamrock Avenue, from Foothill Boulevard to Colorado Boulevard, and funded with \$200,000 00 to be used to offer grants to the 834 owner occupied houses.

Programs and the funding for each were the Home Improvement Program, \$300,000.00, and Hazard Remediation Grants, \$50,000 00 for Neighborhood #1; Chain Link Removal Program, \$100,000.00; Paint Rebate Program, \$10,000.00; and Tool Rental Rebate Program, \$10,000.00, with an "E" Fund of \$100,000.00.

In addition to these programs, other departments were responding to the residents' requests and would be implementing additional programs in these neighborhoods.

A budget of \$1.2 million was estimated to be necessary for the three strategic neighborhoods and the emergency fund. Money was available in the Housing Set-Aside funds which could be used for the preservation of housing.

Staff recommended that the Agency Board approve the Monrovia Area Partnership Program

It was moved by Boardmember Adams, seconded by Boardmember Kirby, to authorize staff to implement MAP by adopting Resolution No. 7-2006.

**ROLL CALL: Ayes: Boardmembers Adams, Kirby, Vice-Chairman Lutz
Excused: Boardmember Garcia and Chairman Hammond
Motion carried: 3-0**

***2. Authorization to Extend Exclusive Negotiation Agreement with Olson Urban Housing, LLC, and Samuelson & Fetter, LLC, for a Six-Month Period Covering the Station Square Study Area, Generally Located North of Duarte Road, East of Magnolia Avenue, South of Evergreen Avenue, and West of Shamrock Avenue**

This matter was approved by order of the Consent Calendar.

On November 15, 2005, the Agency Board granted authorization to enter into an Exclusive Negotiating Agreement with the development firms of The Olson Company and Samuelson & Fetter. During this initial period, an Environmental Impact Report was initiated, and the parties undertook extensive studies of site acquisitions and site plan design. Given the magnitude of the development, they requested that an additional six-month extension to the negotiation period be granted to allow for the completion of all the required work.

MRA ADJOURNMENT: Vice-Chairman Lutz adjourned the Monrovia Redevelopment Agency Meeting at 8:35 P.M.

RECONVENE MONROVIA CITY COUNCIL MEETING

E. BIDS: There were none

F. COMMUNICATIONS AND PETITIONS:

***1. Denial of Liability Claim; Kathie Reece-McNeil vs. City of Monrovia**

This matter was approved by order of the Consent Calendar.

Ms Reece-McNeill alleged that on various dates City personnel violated her constitutional rights related to the operation of her business, the Brass Elephant.

City Staff and the City Attorney reviewed the statements in the claim and found them to be wholly without merit. Therefore, Staff recommended that the City Council reject the claim.

***2. Denial of Liability Claim; Glenn Cobb vs. City of Monrovia**

This matter was approved by order of the Consent Calendar.

Mr. Cobb alleged that continuously from October 2005 on, he had been the victim of harassment by City personnel.

Mr. Cobb presented no evidence to support his claim. Therefore, Staff recommended that the City Council reject the claim.

***3. Denial of Liability Claim; Cassandra Huerta vs. City of Monrovia**

This matter was approved by order of the Consent Calendar.

The claim alleged that Ms. Huerta was injured while playing in an inflatable bouncer/slide on June 9, 2006. The City did not own, control, operate, or maintain the play equipment on which the alleged injury occurred. Therefore, the City bore no responsibility in this matter.

Staff recommended that City Council reject this claim.

G. REPORTS OF CITY COUNCILMEMBERS & SUB-COMMITTEES:

1. **Mayor Hammond** was excused.

2. **Mayor Pro Tem Lutz** reported that:

(a) **Recognition of Jacqueline McCarthy for Donation of a .77 Acre Site to the Monrovia Wilderness Preserve:** She announced the donation of the property, which was a developable lot, and asked Staff to prepare a recognition certificate for Ms. McCarthy to be presented at a future City Council Meeting.

(b) She attended the League of California Cities' Mayors and City Councilmembers Academy in Monterey last week, and reviewed the subjects covered.

(c) She reminded the community of the upcoming Community meeting for the Wilderness Preserve and Hillside Recreation Management Plans, which was scheduled for August 5, 2006, 10:00 A.M. at the Monrovia Community Center. Attendees would be given an opportunity to participate in the preparation of the Plan and assist in developing objectives and alternatives.

3. **Councilmember Adams** reported that:

(a) He recognized Assistant City Manager Tito Haes who was celebrating his birthday today.

4. **Councilmember Garcia** was excused.

5. **Councilmember Kirby** reported that:

(a) He attended the American Public Transportation Association summit in Montreal at the behest of Foothill Transit, and reviewed the subjects covered.

(b) He attended the League of California Cities' Mayors and City Councilmembers Academy in Monterey last week, and reviewed the subjects covered.

(c) He asked that Public Works Staff look into the number of traffic lights that seemed to be flickering throughout the City.

H. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES: There were none.

I. ADMINISTRATIVE REPORTS

***1. Ratification of Action to Close Monrovia Canyon Park on July 13-18, 2006**

This matter was approved by order of the Consent Calendar.

Closing of Canyon Park was a standard fire prevention tool that had been successfully utilized for years. It was the Fire Department's desire to continue that practice in order to protect the public's health, safety and welfare. Canyon Park was located in Monrovia's Hazardous Fire Zone.

Monrovia Canyon Park was closed by the Fire Department July 13-18, 2006 in the interest of public safety due to the extreme fire danger.

Staff recommended ratification of the Fire Department's decision to close Monrovia Canyon Park in accordance with the Monrovia Municipal Code, Paragraph 17 of Section 12.32.030 of Chapter 12.32 of Title 12.

***2. Advise the Monrovia Wilderness Preserve Foundation, Inc., on the Composition of the Board of Directors**

This matter was approved by order of the Consent Calendar.

At the May Monrovia Wilderness Preserve Foundation meeting, the Board requested that Staff ask the advice of the City Council on the composition of the Board. Once the Council gave this advice, the amendments to the Articles of Incorporation and Bylaws would be drafted and presented to the Board of the Foundation. Upon approval by the Board, the amendments would be presented to the City Council for approval.

After Measures A & B were passed by the voters, the City Council appointed a Wilderness Preserve Steering Committee (WPSC) to guide the purchase of hillside properties for the Hillside Wilderness Preserve. The WPSC was dissolved a couple years ago as the majority of the hillside properties had been purchased or had grants for acquisition.

The Board of Directors of the Foundation had the same members as the WPSC for consistency and coordination of grants and donations. At the May Foundation Board meeting, the Board discussed the members of Community Services Commission as appropriate members to be directors of the Foundation.

To be completely clear, the Foundation Board, no matter what the composition, would be guided by the General Plan and zoning designations for the Wilderness Preserve which would not allow for park usage. Canyon Park, on the other hand, was designated Hillside Recreation and allowed a broader number of recreational uses.

At the May 25, 2006 meeting of the Monrovia Wilderness Preserve Foundation, Inc., the Foundation Board recommended that the same members that are the Community Services Commission be on the Foundation Board of Directors. The Board requested that Staff seek direction from the City Council regarding the Council participation on the Board. Currently, the Mayor and the City Council Liaison sat as Directors on the Board.

Staff agreed with the Foundation Board that the Board of Directors should be changed to the same individuals that sit on the Community Services Commission, and recommended that the Mayor and City Council Liaison (or individuals appointed by them) should remain as Directors.

***3. Amendment of Chapter 15.48 to Title 15, Section 16.04.050 To Chapter 16.04 of Title 16, and Section 17.52.370 to Chapter 17.52 of Title 17 of the Monrovia Municipal Code Relating to Floodplain Management, Second Reading and Adoption of Ordinance No. 2006-09**

This matter was approved by order of the Consent Calendar.

This was the second reading and final adoption of Ordinance No. 2006-09 amending Titles 15, 16 and 17 of the Monrovia Municipal Code, relating to floodplain management. Staff continued to recommend approval of this ordinance.

***4. Final Tract Map No. 60103 for a 14-Unit PUD, Re-Subdivision of Property Located at 1735 South Magnolia Avenue by Bowden Development**

This matter was approved by order of the Consent Calendar.

Tentative Tract Map No. 60103 was for the re-subdivision of property located in the Residential High (RH) Zone. The area was being re-subdivided into 14 single family two-story and three-story, Condominium Development. The Final Tract Map was in order and on file with the City Clerk, Community Development Department Planning Division, and the Department of Public Works.

The Final Tract Map was checked by the City's consultant and found to conform to the approved tentative map and was technically correct and conformed to the requirements of the State Subdivision Map Act and the City's Subdivision Ordinance. The CC&R's were on file with the Public Works and Community Development Departments.

***5. Set for Public Hearing on September 5, 2006; Adoption of the Congestion Management Program (CMP), Resolution No. 2006-48**

This matter was approved by order of the Consent Calendar.

All cities in Los Angeles County were required to adopt and file a Local Implementation Report with the Los Angeles County Metropolitan Transportation Authority (Metro). The Local Implementation Report was required to be adopted by the City Council at a noticed Public Hearing to determine that the City is in conformance with the CMP.

Staff recommended that the City Council set September 5, 2006 as the Public Hearing date.

***J. PAYROLL & VOUCHERS:** Payroll No. 15 in the net amounts of \$540,032.21, and Voucher Numbers 138097 through 138399 in the amount of \$999,869.15 were approved by order of the Consent Calendar.

K. SCHEDULED MEETINGS:

Mayor Pro Tem Lutz announced that the next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, September 5, 2006, 7:30 P.M., City Council Chambers, 415 South Ivy Avenue, Monrovia, California. She noted that the August 15, 2006 City Council Meeting had been cancelled.


L. ORAL COMMUNICATIONS, CONTINUED, IF NEEDED: None

M. ADJOURNMENT TO CLOSED SESSION: None

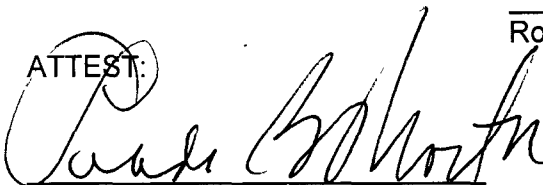
N. RECONVENE AND REPORT OF CLOSED SESSION: None

O. ADJOURNMENT: Mayor Pro Tem Lutz adjourned the Meeting at 8:45 P.M.

APPROVED:


 Rob Hammond, Mayor

ATTEST:


 Linda B Proctor, MMC, City Clerk