

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

STUDY SESSION: Mayor Mary Ann Lutz convened the Special Meeting/Study Session of the Monrovia City Council at 5:35 p.m. on Tuesday, January 7, 2013, in City Council Chambers, 415 South Ivy Avenue, Monrovia, California, at which Councilmembers Adams, Spicer, Mayor Pro Tem Shevlin, and Mayor Lutz were present to discuss Station Square Public Improvements Concept Design; Councilmember Blackburn was excused. IBI provided a design development update. Discussion included concerns about the safety of a landscape-only barrier on Duarte Road by Santa Fe Middle School, continued evaluation of potential uses for the Depot, length of proposed median at Railroad Avenue and Myrtle, Staff and City Council preference for steel structure for performance area, and plans for improvements under the freeway for pedestrian access to Station Square. Mayor Lutz adjourned the Study Session at 6:22 p.m.

CLOSED SESSION: Mayor Lutz convened the Closed Session Meeting of the Monrovia City Council at 7:00 p.m. on Tuesday, January 7, 2013, in City Council Chambers, 415 South Ivy Avenue, Monrovia, California, at which all Councilmembers were present to discuss the following Closed Session item: CS-1 Public Employee Appointment Pursuant to Government Code §54957: City Manager. Mayor Lutz adjourned the Closed Session at 7:15 p.m.

CONVENE: Mayor Lutz convened the Regular Meeting of the Monrovia City Council of Tuesday, January 7, 2014, at 7:30 p.m. in City Council Chambers. In attendance were Interim City Manager Francis M. Delach, 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 Becky A. Shevlin 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 met in closed session to discuss the item on the posted agenda and there was no reportable action.

PRESENTATIONS/PROCLAMATIONS: None

STUDENT GOVERNMENT REPRESENTATIVE REPORT: Student Liaison Kevin Lee report on past and future activities at the high school.

ORDER OF BUSINESS: Interim City Manager Fran Delach 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 December 17, 2013, Special and Regular Meetings of the Monrovia City Council: The City Council adopted the Minutes of the December 17, 2013, Special and Regular Meetings.

CC-2 Payroll Nos. 26 and 1 in the Net Amounts of \$537,579.99 and 521,044.55, respectively, and Warrant Register dated December 12, 2013, in the Total Amount of \$1,198,628.84: The City Council approved Payroll Nos. 26 and 1 in the net amounts of \$537,579.99 and 521,044.55, respectively, and Warrant Register dated December 12, 2013, in the total amount of \$1,198,628.84

At the request of Mayor Pro Tem Shevlin, Todd Bowden of Bowden Development reviewed the parameters of the development.

It was moved by Spicer seconded by Mayor Pro Tem Shevlin, to approve Final Tract Map No. 72241. The motion carried as follows: **AYES:** Councilmember Spicer, Mayor Pro Tem Shevlin, and Mayor Lutz **NOES:** None. **ABSTAIN:** Councilmembers Adams and Blackburn.

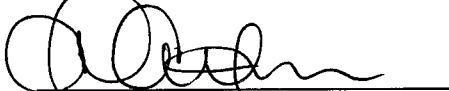
PUBLIC INPUT, CONTINUED, IF NEEDED: None.

ITEMS PULLED FROM CONSENT CALENDAR, IF NEEDED: None.

SCHEDULED MEETINGS: The next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, January 21, 2014, 7:30 p.m., City Council Chambers, 415 South Ivy Avenue, Monrovia, California.

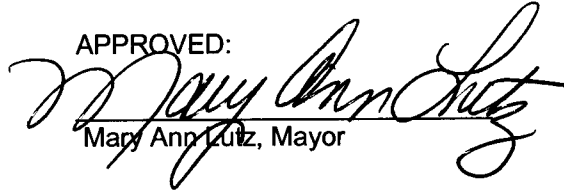
ADJOURNMENT: At 9:49 p.m., Mayor Lutz adjourned the meeting in memory of Zoe Jayne Knudsen, granddaughter of former Library Boardmember and Literacy Coordinator Kathy Knudsen.

ATTEST:



Alice D. Atkins, CMC, City Clerk

APPROVED:



Mary Ann Lutz, Mayor

CC-3 Agreement with United Securities Agency, Inc., DBA Patriot Protection for Security Services Related to City Facility Rentals for the Period Ending December 31, 2014: The City Council approved an agreement with United Securities Agency, Inc., d/b/a Patriot Protection for security services related to City Facility Rentals for the period ending December 31, 2014, and authorized the Interim City Manager to execute the necessary documents.

PUBLIC INPUT:

1. Stephen Grollnek, Monrovia
2. Pam Fitzpatrick, Monrovia

Interim City Manager Delach responded to comments made by Mr. Grollnek regarding trimming of a City oak tree near his property. Mr. Delach also provided a brief update on construction progress at 316 S. Myrtle Avenue. Mayor Lutz requested that Staff provide regular updates on the matter.

PUBLIC HEARINGS / MEETINGS:

PH-1 Proposed 40thth Year (FY 2014-2015) Community Development Block Grant (CDBG) Programs and Agreement with L.A. Works for Handyworker Residential Rehabilitation/Conservation Services for the Period July 1, 2014, through June 30, 2015; Resolution No. 2014-01

Alfredo Enriquez, Management Analyst I, reviewed the Agenda Report.

Discussion ensued regarding the number of grants available and promotion of the Handyworker Program to eligible residents, as well as including Habitat for Humanity and Rebuilding America in the upcoming Request for Proposal process.

Mayor 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 Spicer, seconded by Mayor Pro Tem Shevlin, to adopt Resolution No. 2014-01. The motion carried unanimously.

PH-2 Appeal of Planning Commission Decision to Uphold the Development Review Committee Denial of Minor Exception Permit PMT2013-00982 for Property Located at 1031 Briarcliff Road by Dean Low, Appellant; Resolution No. 2014-02

City Attorney Steele stated that a conflict of interest existed for Mayor Lutz, as the owner of real property within 500 feet of the subject property, and that she would be recusing herself from the item. Mayor Lutz exited Council Chambers.

Craig Jimenez, Planning Division Manager, reviewed the Agenda Report.

Discussion ensued regarding when the permit was approved and the conditions imposed, as well as clarification on the appeal of a prior Development Review Committee decision, and fencing restrictions.

Mayor Pro Tem Shevlin opened the Public Hearing.

Speaking in favor:

1. Dean Low, Appellant
2. Tony Serjo, Monrovia
3. Kenny Warner, Monrovia
4. Mike Sovic, Monrovia
5. Peter Sylchak, Monrovia
6. Debbie Warner, Monrovia
7. Steven Cain, Monrovia
8. Tammy Reynolds, Monrovia

Speaking in opposition:

1. Eugene Alkana, Pasadena

2. Larry Dunn, Monrovia

Rebuttal:
Dean Low, Appellant

Discussion continued regarding safety concerns stated by residents and access requirements, access to main residence from lower parking area, design of access based on permit conditions of original driveway removal, and placement of cars parked on street as test of accessibility for residents and public safety vehicles.

Mayor Pro Tem Shevlin closed the public hearing.

It was moved by Councilmember Adams, seconded by Councilmember Spicer, to adopt Resolution No. 2014-02. The motion on the following roll call vote: **AYES:** Councilmembers Adams, Blackburn Spicer, and Mayor Pro Tem Shevlin. **NOES:** None. **ABSTAIN:** Mayor Lutz.

City Attorney Steele stated for the record that the City's action was final, there is no further appeal available at the City level and the time within which judicial review of the item must be sought would be governed by California Civil Code Sections 1094.5 and 1094.6.

Mayor Pro Tem Shevlin directed Staff to refer an item to traffic safety committee to review the parking and safety concerns raised during discussion.

PH-3 Amendment to Title 17 (Zoning) of the Monrovia Municipal Code to establish definitions, approval requirements and development standards for emergency shelters and transitional and supportive housing in compliance with Senate Bill 2 (SB 2); Introduction and First Reading of Ordinance No. 2014-01

It was stated for the record that a conflict of interested existed for Mayor Lutz and Councilmember Spicer, as they both owned real property within 500 feet of the proposed zoning. Councilmember Spicer exited Council Chambers, joining Mayor Lutz, who had already recused herself.

Craig Jimenez, Planning Division Manager, reviewed the Agenda Report. In response to a question posed by Mayor Pro Tem Shevlin, Mr. Jimenez stated that there was currently no Supportive Housing in Monrovia, as defined by the Code.

Mayor Pro Tem Shevlin opened and closed the Public Hearing, as there was no one present who wished to speak to the matter

It was moved by Councilmember Adams, seconded by Councilmember Blackburn, to introduce, waive further reading, and read by title only Ordinance No. 2014-01. The motion carried unanimously.

City Attorney Steele read the title of Ordinance No. 2014-01 as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA AMENDING TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE ESTABLISHING DEFINITIONS, APPROVAL REQUIREMENTS AND DEVELOPMENT STANDARDS FOR EMERGENCY SHELTERS AND TRANSITIONAL AND SUPPORTIVE HOUSING IN COMPLIANCE WITH SENATE BILL SB 2

City Attorney Steele stated for the record that the vote was 3-0, with Lutz and Spicer abstaining.

Mayor Lutz and Councilmember Spicer returned to Council Chambers.

REPORTS OF STAFF

Interim City Manager Francis M. Delach

(a) Update on Planned Closure of Myrtle Avenue, North of Duarte Road and South of Railroad Avenue, by Gold Line Construction Authority (GLCA); Chris Burner, GLCA Chief Project Officer, provided an update on the revised construction schedule and detour routes, indicating GLCA would work with the

School District regarding options for a temporary crossing guard and use of the Park and Ride lot for student drop off, at the behest of the City Council.

Public input:

1. Brenda Trainor, Wonder Dog Ranch

Mayor Lutz mentioned discussions with the Chamber of Commerce, schools, and businesses in section south of the freeway impacted by the closure, and thanked the GLCA and City staff for revisiting the construction plan to reduce the duration and impact. Councilmember Blackburn suggested purchase of fuel from the heavily impacted 76 station during the closure, and Councilmember Adams stated that Family Festival Productions, Inc. had pledged their support to generate business.

Interim City Manager Delach noted that GLCA had expressed its desire to assist businesses that would be impacted by facilitating participation in the Friday Night Festival; Staff had committed to assisting the owner of 76 station to minimize costs and expedite permits for planned renovations and would bring back fiscal impact of purchasing gas for city vehicles.

REPORTS OF CITY COUNCILMEMBERS & SUB-COMMITTEES

RCC-1 Mayor Mary Ann Lutz:

- (a) Upcoming Winter Meeting of U.S. Conference of Mayors in Washington D.C.,
- (b) City Council Attendance at Upcoming Independent Cities Association (ICA) Winter Seminar, January 30 through February 2, 2014, Santa Barbara, California; Councilmember Spicer would not be in attendance and it was opened up to other councilmembers; Shevlin and Blackburn declined.

RCC-2 Mayor Pro Tem Becky A. Shevlin:

- (a) Monrovia Library reading club opportunities
- (b) Upcoming events and activities in the community
- (c) Review of New Year's Eve Event; Pam Fitzpatrick, Old Town Merchants, provided an overview of the successful event.

RCC-3 Councilmember Tom Adams had no report.

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

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

ADMINISTRATIVE REPORTS:

AR-1 Final Tract Map No. 72241 for Re-subdivision of Properties Located at 1323 South Magnolia Avenue by Bowden Development, Inc., Applicant

City Attorney Steele stated that this item was a continuation of a decision the City Council made on June 4, 2013, regarding the tentative tract map. At that time, due to conflicts of interest affecting a majority of the Councilmembers, and because there was no other body of the City that could make the decision, in accordance with the Rule of Legally Required Participation, the affected Councilmembers drew straws prepared by the City Attorney in order to determine who would participate in the discussion. Councilmember Adams stated a conflict of interest due to a business relationship with one of the applicants, Councilmember Blackburn due to a business relationship in the past 12 months with one of the applicants, and Councilmember Shevlin due to a client relationship between the applicant and her former employer. At that time, Mayor Pro Tem Shevlin drew the shortest straw and remained for discussion; Councilmembers Adams and Blackburn exited Council Chambers.; City Attorney Steele further stated that the same councilmembers should consider the final tract map. As such, Councilmembers Adams and Blackburn would abstain, Mayor Pro Tem Shevlin would remain.

Adams and Blackburn exited Council Chambers.

Jun Cervantes, City Engineer, reviewed the Agenda Report.