

**MINUTES OF THE REGULAR MEETING
OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, JANUARY 11, 2000, 7:30 P.M.**

CONVENE: Mayor Robert T. Bartlett convened the Regular Meeting of the Monrovia City Council of Tuesday, January 11, 2000, at 7:30 P.M., Monrovia Community Center, 119 West Palm Avenue, Monrovia, California.

INVOCATION: Pastor Phil Reed, Church of the Nazarene, led the Invocation.

PLEDGE OF ALLEGIANCE: Councilmember Lara L. Blakely led the Pledge of Allegiance.

ROLL CALL: In attendance were Councilmembers Lara L. Blakely, Joe Garcia, Rob Hammond, Mayor Pro Tem Tom Adams and Mayor Robert T. Bartlett.

PRESENTATIONS: None

PROCLAMATIONS: None

STUDENT GOVERNMENT LIAISON REPORT: None

A. CONSENT CALENDAR:

It was moved by Councilmember Hammond, seconded Councilmember Garcia, to approve the Consent Calendar consisting of Agenda *B, *I-1, *I-2, and *K.

ROLL CALL: **Ayes: Councilmembers Blakely, Garcia, Hammond,
Mayor Pro Tem Adams and Mayor Bartlett
Motion carried: 5-0**

***B. MINUTES:** The Minutes of the Regular Meeting of December 28, 1999 were approved by order of the Consent Calendar.

C. ORAL COMMUNICATIONS:

1. Stephanie Granger Kurzweil, 430 Highland Place, spoke regarding the Monrovia wildlife conservancy.

D. PUBLIC HEARINGS/MEETINGS:

1. **Madison Specific Plan; Cloverleaf Canyon Specific Plan Amendment for the Leonard, Woodward, Fors Properties; Final Environmental Impact Report for the Madison Specific Plan and Cloverleaf Specific Plan Amendment for the Leonard, Woodward, Fors Properties; Amendment to the Cloverleaf Specific Plan; and Final Supplement to the Cloverleaf Canyon Specific Plan EIR**

Mayor Bartlett asked that speakers limit their remarks to five minutes, extending the time from the usual three minutes.. He stated that he hoped for an 11:00 P.M. conclusion, but would continue for as long as the audience wished. He stated that the City Council would also come back to another meeting to conclude this evening's testimony if the audience wished.

Councilmember Blakely requested that Interim City Attorney Michael Colantuono address a possible conflict of interest for her in regard to the Madison Avenue and Cloverleaf Plans. City Attorney Colantuono explained that, under the Fair Political Practices Commission's regulations, whether a conflict of interest is created depends on the economic impact of those decisions on her property. He could not make that decision at this time as it had to come from an appraiser. The judgement from the City-retained MAI was not yet final. There may or may not be an impact; however, based on the fact that he expected her to be able to participate on the Madison Plan and perhaps by her political obligation to the people who elected her, and that we just didn't know about the other, he advised Ms. Blakely to participate, understand the record, and to be prepared to make a decision when called upon to do so. He further stated that this matter would be decided before the end of the hearings now scheduled for March.

City Manager Donald Hopper presented an overview of the matter to date.

Community Development Director Robert Kastenbaum reviewed the Staff Report.

The proposed Hillside Specific Plans represent the preparation of a long-range plan for the privately owned hillside area within the Madison and Cloverleaf Specific Plan Study Area. The specific plan is designed to address the land use issues associated with development within the planning area and to ensure that hillside development occurs in a comprehensive and coordinated fashion. The specific plan will establish residential land densities and development standards for the privately owned area.

The proposed specific plan study area contains approximately 957 acres of private and public land. The breakdown consists of approximately 450 acres (public and private) in the Madison Specific Plan Area and approximately 507 acres (public and private) in the Cloverleaf Specific Plan area. The actual privately owned property in the respective areas consists of approximately 285 acres in the Madison Specific Plan area and approximately 339 acres in the Cloverleaf Specific Plan Area.

In conjunction with the proposed study and specific plan development, several documents have been prepared. The Hillside Advisory Committee selected a land-planning consultant (Planning Associates) to prepare the Plan and associated documents. The Plan developed by the Planning Associates and recommended by the Hillside Advisory Committee has been termed Alternative Land Plan "A".

As a result of two community meetings and several public hearings, the Planning Commission directed staff to address specific concerns identified with Alternative Land Plan "A". As a result, City Staff developed Alternative Land Plan "B". A new land-planning firm (Planning Consortium) was hired to prepare a Revised Draft Environmental Impact Report (RDEIR) to analyze the environmental impacts of Alternative Land Plan "B".

At the same time, Pacific Southwest Biological Services was hired to update the biological data. The Planning Consortium also prepared a Supplement to the Cloverleaf Canyon Specific Plan EIR originally adopted in 1984 in order to analyze the environmental impacts of the proposed plan amendments including:

- (1) reduced residential densities, and
- (2) amendment of development standards to bring them into consistency with the adopted Hillside Development Policies and Standards.

The Planning Commission, at its meeting of November 17, 1999, unanimously (7-0 vote) recommended the following actions to the City Council:

1. Approval of the adequacy of the Final Environmental Impact Report for the Madison Specific Plan and the Cloverleaf Specific Plan Amendment for the Leonard, Fors and Woodward Properties.
2. Approval of the adequacy of the Final Supplement to the Cloverleaf Canyon Specific Plan EIR.
3. Approval of the Madison Specific Plan – Alternative Land Plan "B".
4. Approval of the Cloverleaf Specific Plan Amendment for the Leonard, Fors and Woodward Properties – Alternative Land Plan "B".
5. Approval of the Cloverleaf Canyon Specific Plan Amendment – Alternative Plan "B".

In addition, the Planning Commission made the following recommendations:

1. Prohibit private gated developments.
2. Revisit the hillside plan as it pertains to the Wright, Robinson and Ward/Elkins properties. The City Council should explore the issue of open space donation/dedication as they relate to each of these properties.
3. Create a new open space classification such as "wilderness preserve" that would apply to existing and future acquired City owned hillside open space. The new classification would establish open space in an irrevocable public trust that would be such for perpetuity.
4. Redesign the proposed land density map (Alternative "B") based on land topography as opposed to lot lines.
5. Adopt additional Specific Plan Amendments pertaining to:
 - (a) Environmental Review of Subsequent Projects,
 - (b) Pre-Tentative Tract Map submittal requirements pertaining to Biological Survey Information.

Mr. Kastenbaum also reviewed maps and photographs of the area, and each proposed plan.

City Attorney Colantuono noted that even though most would not want change in the hillside area that was not possible as privately owned property could not be taken by the City from the owners. A reasonable economic use of the property must be established. The decision must be tied to the facts in the record. The City Council cannot forbid all development. The City cannot get to zero as a matter of zoning.

He further stated that this was only the first step towards making any changes in the hillside. This was the adoption of an ordinance that lays out the land use regulations. Even after a zoning ordinance has been adopted, and before development can begin, an owner must come to the City with a request for project site specific entitlements. Those reviews will be very similar to the process used to get this matter to the City Council. Whatever was approved by the City Council in the area of development could not take place immediately.

He stated that many have said that the City should buy the land. The City Council appointed a Natural Resources Review Committee (NRRC) that put a lot of effort in developing strategies for the acquisition of the hillside land. Until this process was complete, the City Council could not respond to questions regarding acquisition of private property.

In response to Mayor Pro Tem Adams' query, City Manager Hopper stated that the Lux property and Gold Hills property dedication would be brought back to the City Council as a package which would be included in the report from the NRRC. Acceptance of the property should be taken one step further in that wildlife preserve would stay in perpetuity until a vote of the public makes a change.

Mayor Pro Tem Adams stated that even though he had sold property more than a year ago to Doug Wright, he would abstain from voting anyway if the property were somehow to be treated separately. City Attorney Colantuono stated that the record would show that Mr. Adams was not legally compelled to do so and that he was doing so voluntarily.

Public Hearing Opened: Mayor Bartlett opened the Public Hearing.

Those speaking were:

1. Earl T. Butcher, property owner, 21841 Consuegra, Mission Viejo, CA 92692-1060, in favor of Plan A
2. Jackie Perkins, 338 Highland Place, opposed
3. Dr. Gary Robinson, representing 537-539 Cloverleaf Drive, residing at 24711 Crown Royale, Laguna Niguel, CA, opposed; submitted documentation for his presentation
4. Dan Leonard, property owner, representing 40 acre parcel, in favor of Plan A
5. Bill Woodward, Monrovia, land owner since 1947, in favor of Plan A
6. Steve Miller, 696 W. Foothill Boulevard, opposed
7. Jan C. Dabney, 4439 Rhodelia Avenue, Claremont, CA, representing Miller property, in favor.
8. Nancy Zack, Monrovia, opposed
9. Delores Reid, 610 Cloverleaf, did not speak but entered name for the record.
10. Gloria Crudington, 222 N. Myrtle Avenue, opposed

Mayor Bartlett called for a break from 10:03 P.M. to 10:12 P.M.

11. Dave Kelty, Monrovia, opposed
12. Jim and Diane Anderson, 615 Cloverleaf Drive, did not speak but entered name for the record, opposed.
13. Pat Ward, property owner, 1010 Sandcastle, Corona Del Mar; submitted documentation for his presentation
14. Rick Norman, 555 Norumbega Drive, opposed
15. Doug Wright, 1112 Briarcliff Avenue, in favor
16. B. A. Webber, 318 Terrace View Drive, did not speak but entered name for the record; opposed
17. John Durbin, 136 El Nido Avenue, opposed
18. Nick Peters, 845 Wildrose Avenue, opposed
19. James O'Brien, 515 West Hillcrest, submitted letter which was read by the City Clerk; opposed
20. Sheila Riddell, 305 Acorn Circle, did not speak but entered name for the record
21. Pamela Francel, 52 Hidden Valley Road, opposed
22. Lemuel Libunao, 201 West Hillcrest Boulevard, opposed
23. Tom McKnight, 146 North Alta Vista Avenue, opposed
24. Gary Boen, 149 North Alta Vista Avenue, opposed
25. Kathleen Brand, 854 Oakglade Drive, opposed
26. Dorothy Kelty, opposed
27. Mike Goblirsch, 232 Linwood Avenue, opposed
28. Rick and Leslie Wilmoth, 131 North Lincoln Place, did not speak but entered name for the record; opposed

29. Regina Childers, 523 and 529 West Hillcrest Boulevard, did not speak but entered name for the record; opposed
30. Joan K. Marason, 823 Ocean View Avenue, did not speak but entered name for the record; opposed
31. Thomas S. Marason, 823 Ocean View Avenue, opposed
32. Mr. and Mrs. Norman Pulliam, 1090 Briarcliff Road, did not speak but entered name for the record; opposed
33. David and Sara Harper, 502 West Scenic Drive, did not speak but entered name for the record; opposed
34. Gordon Dyer, 511 West Hillcrest Boulevard, did not speak but entered name for the record; opposed
35. Karin Meyer, 307 Highland Place, spoke and submitted a copy of her presentation; opposed
36. John Volk, 803 Oakglade Drive, opposed

Public Hearing Continued: Mayor Bartlett continued the Public Hearing to February 8, 2000.

Dana Rogers, 404 West Hillcrest Boulevard, submitted a speaker information form to the City Clerk after the Public Hearing as she wished to have her name as part of the record to note she was in attendance.

CONVENE MONROVIA REDEVELOPMENT AGENCY MEETING WITHOUT ADJOURNING CITY COUNCIL MEETING

CONVENE: Chairman Bartlett convened the Regular Meeting of January 11, 2000 of the Monrovia Redevelopment Agency Board of Directors at 11:30 P.M. without adjourning the City Council Meeting.

ROLL CALL: In attendance were Boardmembers Lara L. Blakely, Joe Garcia, Rob Hammond, Vice-Chairman Tom Adams and Chairman Robert T. Bartlett.

A. CONSENT CALENDAR: It was moved by Boardmember Garcia, seconded by Boardmember Blakely, to approve the Consent Calendar consisting of Agenda Item *B.

***B. MINUTES:** The Minutes of the Regular Meeting of December 28, 1999 were approved by order of the Consent Calendar.

MRA REPORTS:

***1. Set for Public Hearing on January 25, 2000; Disposition and Development Agreement (DDA) with Investment Development Services, Inc., Regarding Property Located at 911-925 South Mountain Avenue**

This matter was approved by order of the Consent Calendar.

Investment Development Services, Inc. is developing the former Boeing facility located at Mountain Avenue and Royal Oaks. Optimum development of the site calls for the acquisition of an additional parcel located at 911-925 Mountain Avenue, and incorporating it into the proposed development. The addition of the parcel will require the bridging of a portion of the County flood control channel. A Disposition and Development Agreement will consider Agency assistance for the construction of the

channel. As per legal requirements, this matter must be publicly noticed and a Public Hearing Held.

Staff recommended setting the Public Hearing for January 25, 2000.

MRA ADJOURNMENT: The Monrovia Redevelopment Agency Meeting adjourned at 11:31 P.M. and the City Council Meeting continued.

RECONVENE MONROVIA CITY COUNCIL MEETING

E. BIDS: None

F. COMMUNICATIONS AND PETITIONS: None

G. REPORTS OF CITY COUNCILMEMBERS AND SUB-COMMITTEES

1. Mayor Bartlett reported that:

(a) He thanked all those who had worked all these years on the hillside matter and hoped that the City Council would come up with a solution for all.

2. Mayor Pro Tem Adams reported that:

(a) He thanked everyone-- Staff, citizens, Planning Commission and all other who had worked for the last ten years on the hillside matter. He applauded Mayor Bartlett and Councilmember Blakely for going outside of the box and placing a moratorium on hillside development. He noted that the City had acquired a considerable amount of property for perpetuity.

3. Councilmember Blakely had no report at this time.

4. Councilmember Garcia reported that:

(a) He mirrored Councilmember Hammond's remarks in thanking all those who had attended.

5. Councilmember Hammond reported that:

(a) Tonight's Public Hearing was democracy in action, and he thanked all for attending.

I. ADMINISTRATIVE REPORTS

***1. Set for Public Hearing on January 25, 2000; Proposed 26th Year Community Development Block Grant (CDBG) Program for Fiscal Year 2000-01**

This matter was approved by order of the Consent Calendar.

The purpose of this report is to set this matter for Public Hearing for Tuesday, January 25, 2000, to receive public input. As per legal requirements, this matter must be publicly noticed and a Public Hearing Held.

Staff recommended setting the Public Hearing for January 25, 2000.

***2. Set for Public Hearing on January 25, 2000; Appeal of Planning Commission Approval of Modified CUP28-29 by Vinyl Technology, 200 Railroad Avenue**

This matter was approved by order of the Consent Calendar.

At their meeting of November 10, 1999, the Planning Commission determined that the conditions of approval were met and approved the modified CUP. The request was for a Conditional Use Permit for Golden Bear Arborists to conduct a tree service business on a vacant portion of a lot. The business consists of storage of vehicles and equipment, machinery repair and storage of landscape materials and firewood. Additionally, the CUP allowed two temporary office trailers to remain on the site for one year. Vinyl Technologies, located at 200 Railroad Avenue has appealed the decision to the City Council.

Staff recommended setting January 25, 2000 as the date of the Public Hearing.

J. RESOLUTIONS & ORDINANCES:

1. Amendment of Title 17 (Zoning) Regarding Regulations that Pertain to Minor Variances, Requiring the Upgrade of Non-conforming Parking When Single Family Homes are Enlarged with Additions, and Lot Size Averaging in the RL, RM and R-PD Zones; Second Reading and Adoption, Ordinance No. 99-03

This was the second reading and final adoption of Ordinance No. 99-03 amending Title 17 of the Monrovia Municipal Code relating to zoning.

Staff continued to recommend approval of this ordinance.

It was moved by Mayor Pro Tem Adams, seconded by Councilmember Hammond, to read by title only Ordinance No. 99-03. As there were no objections, Interim City Attorney Colantuono read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE, PERTAINING TO MINOR VARIANCES, UPGRADE OF NONCONFORMING PARKING, AND LOT SIZE AVERAGING IN THE RL AND RM ZONES, AND PD ZONES WITH RL AND RM ZONE DESIGNATIONS.

It was moved by Councilmember Hammond, seconded by Mayor Pro Tem Adams, to adopt Ordinance No. 99-03.

ROLL CALL: Ayes: Councilmembers Blakely, Garcia, Hammond, Mayor Pro Tem Adams and Mayor Bartlett
Motion carried: 5-0

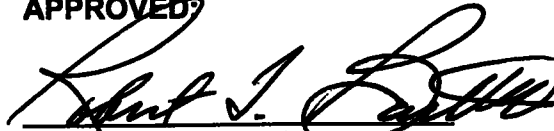
***K. PAYROLL AND VOUCHERS:** Payroll No. 1 in the net amount of \$385,403.15 and Voucher Numbers 83596 through 83889 nonsequentially in the amount of \$904,852.65 were approved by the Consent Calendar.

SCHEDULED MEETINGS: The next Regular Meeting of the Monrovia City Council is scheduled for Tuesday, January 25, 2000, 7:30 p.m., City Council Chambers, 415 South Ivy Avenue, Monrovia, California. The following Regular Meeting of the Monrovia City Council is scheduled for February 8, 2000, 7:30 p.m., *Monrovia Community Center, 119 West Palm Avenue, Monrovia, California.*

M. CLOSED SESSION: None

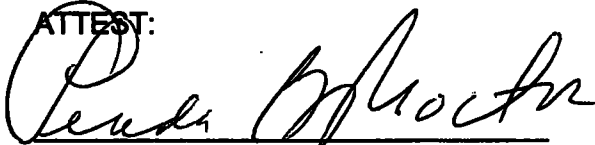
N. ADJOURNMENT: It was moved by Councilmember Garcia, seconded by Councilmember Hammond, to adjourn. Mayor Bartlett adjourned the City Council Meeting at 11:39 P.M. in memory of Adolph G. (Andy) Anderson and Jesse Hollifield. Councilmember Garcia shared his thoughts regarding his friend and neighbor Andy Anderson.

APPROVED



Robert T. Bartlett, Mayor

ATTEST:



Linda B. Proctor, CMC/AEE, City Clerk