

**MINUTES OF THE SPECIAL AND REGULAR MEETINGS OF THE  
MONROVIA CITY COUNCIL  
HELD TUESDAY, JANUARY 21, 2020, 7:30 P.M.**

**CLOSED SESSION:** Mayor Tom Adams convened the Closed Session of the Monrovia City Council on Tuesday, January 21, 2020, at 6:40 p.m. City Council Chambers, at which all members were present, to discuss the following item: CS-1 Public Employee Evaluation Pursuant to Government Code GC 54957(b): City Manager. Mayor Adams adjourned the Closed Session meeting at 7:10 p.m.

**CONVENE:** Mayor Adams convened the Regular Meeting of the Monrovia City Council on Tuesday, January 21, 2020, at 7:31 p.m. in City Council Chambers, in honor of Cole Harvey Twitchell, born on January 9, 2020, to the parents of William and Brittany Twitchell. In attendance were City Manager Dylan Feik, City Attorney Craig Steele, and City Clerk Alice D. Atkins.

**INVOCATION:** Police Chaplain Terrence Brown led the invocation.

**PLEDGE OF ALLEGIANCE:** Mayor Pro Tem Larry J. Spicer led the pledge.

**ROLL CALL:** In attendance were Councilmembers Alexander Blackburn, Gloria Crudgington, Becky A. Shevlin, Mayor Pro Tem Larry Spicer, and Mayor Tom Adams.

**REPORT OF CLOSED SESSION:** City Attorney Steele reported that the City Council met in closed session regarding the one item on the posted agenda and took no reportable action.

**PRESENTATIONS/PROCLAMATIONS:**

**PR-1 Pasadena Humane Society Pet of the Month:** Pasadena Humane Society Outreach Coordinator Michelle Holbrook introduced Arby, this month's pet available for adoption through the Pasadena Humane Society.

Mayor Adams and the entire City Council recognized Mayor Pro Tem Spicer's birthday with a cake. Mayor Adams called for a brief recess.

**STUDENT GOVERNMENT REPRESENTATIVE REPORT:** Student Liaison Antonio Delgado was excused.

**CONSENT CALENDAR:** It was moved by Councilmember Shevlin, seconded by Mayor Pro Tem Spicer, to approve the consent calendar. The motion carried unanimously. The consent calendar consisted of the following items:

**CC-1 Unadopted Minutes of the January 7, 2020, Regular Meeting of the Monrovia City Council and the January 13, 2020, Special Joint Meeting of the Monrovia City Council and the Monrovia Board of Education:** The City Council adopted the Minutes of the January 7, 2020, Regular Meeting and the January 13, 2020, Special Joint Meeting.

**CC-2 Payroll No. 2 in the Net Amount of \$630,137.31, and Warrant Registers dated January 9 and January 16, 2020, in the Total Amounts of \$525,081.37 and \$3,288,485.05 Respectively:** The City Council approved Payroll No. 2 in the net amounts of \$630,137.31 and Warrant Registers dated January 9 and January 16, 2020, in the total amounts of \$525,081.37 and \$3,288,485.05, respectively.

**CC-3 Agreement with Falcon Fuels, Inc., for the Provision of Bulk Fuel in an Amount not to Exceed \$424,000.00 for the Period Ending December 31, 2020:** The City Council approved an agreement with Falcon Fuels, Inc., for the provision of bulk fuel in an amount not to exceed \$424,000 for the period ending December 31, 2020, with a 1-year option to extend, and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

**CC-4 Consultant Services Agreement with MAK Fire Protection Engineering & Consulting, Inc., Related to Professional Engineering Consulting and Fire Protection System Plan Review Services for the Period Ending December 31, 2025:** The City Council approved the Consultant Services Agreement with MAK Fire Protection Engineering & Consulting, Inc., for professional engineering consulting and fire protection system plan review services for the Period Ending December 31, 2025, and authorized the City Manager to execute the

necessary documents in a form approved by the City Attorney.

**CC-5 Destruction of Certain Departmental Records; Resolution No. 2020-07:** The City Council adopted Resolution No. 2020-07.

**PUBLIC INPUT:**

1. Sari Canales, Monrovia Chamber of Commerce
2. Phil Cannon, Monrovia
3. Gayle Montgomery, Monrovia
4. Brian Tindall, Monrovia

Mayor Adams provided clarification with regard to the City's financial stability, and the City's position on the Keeping California Safe Act.

**PUBLIC HEARINGS / MEETINGS:**

**PH-1 Proposed 46th Year (Fiscal Year 2020-2021) Community Development Block Grant (CDBG) Programs; Resolution No. 2020-06**

Aleks Akopyan, Neighborhood Services Program Coordinator, reviewed the agenda report and answered questions of the Council.

Mayor Adams opened and closed the public hearing, as no one present wished to speak on this item.

**It was moved by Mayor Pro Tem Spicer, seconded by Councilmember Crudginton, to adopt Resolution No. 2020-06.** The motion carried unanimously by a roll-call vote.

**PH-2 General Plan Amendment GPA2020-0001, Resolution No. 2020-01; and Zoning Amendment ZA2020-0001, Introduction and First Reading of Ordinance No. 2020-01; Changing the General Plan and Zoning Designations on City-owned Hillside Property from a Residential Designation to Hillside Wilderness Preserve (HWP); City of Monrovia, applicant**

Craig Jimenez, Community Development Director, reviewed the agenda report and answered questions of the Council.

Mayor Adams opened the public hearing:

1. John Jogminas, Monrovia, spoke in opposition
2. Joe Trentalange, Monrovia, spoke in opposition
3. Brian Tindall, Monrovia, spoke in support

Mayor Adams closed the public hearing.

Following discussion, **it was moved by Councilmember Blackburn, seconded by Councilmember Crudginton, to adopt Resolution No. 2020-01, introduce, read by title only and waive further reading Ordinance No. 2020-01, and direct staff to research further whether or not the City can pragmatically block access to the right-of-way that leads to the property.** The motion carried unanimously by a roll-call vote.

City Attorney Steele read the title of Ordinance No. 2020-01 as follows:

**AN ORDINANCE OF CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZONE CHANGE ZA2020-0001 AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF MONROVIA SET FORTH IN SECTION 17.04.040 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO CHANGE THE RESIDENTIAL ZONING DESIGNATIONS TO HWP (HILLSIDE WILDERNESS PRESERVE) ON TWO VACANT PARCELS RECENTLY DONTATED TO THE CITY (APN 8503-001-020 AND APN 8503-016-009)**

**PH-3 Tentative Parcel Map No. 82520 and Conditional Use Permit CUP2018-0016 for the Development of a 310-Unit Mixed-Use Residential/Commercial Development on a 1.83 Acre Site at 123, 137, and 141 West Pomona Avenue, and 1528 and 1532 South Primrose Avenue, including the dedication of street/sidewalk**

**along Primrose and Evergreen Avenues by The Fifield Realty Corporation (the Applicant), Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Resolution 2020-02; Adoption of the 127 Pomona Specific Plan, Resolution 2020-03; and Tentative Parcel Map No. 82520 and Conditional Use Permit, Resolution 2020-04; and Zoning Ordinance and Map Amendment, Introduction and First Reading of Ordinance No. 2019-10**

John Mayer, Senior Planner, reviewed the agenda report and answered questions of the Council.

Mayor Adams opened the public hearing:

1. Craig Vance, Fifield Realty Corporation, Applicant
2. Diane Rios, Monrovia, spoke with concerns
3. Gayle Montgomery, Monrovia, spoke with concerns
4. Teri Prado, Monrovia, spoke with concerns
5. Craig Vance, Fifield Realty Corporation, addressed comments and concerns

Mayor Adams closed the public hearing.

Following discussion, **it was moved by Mayor Pro Tem Spicer, seconded by Councilmember Crudgington, to adopt Resolution Nos. 2020-02, 2020-03, 2020-04 and introduce, waive further reading, and read by title only Ordinance No. 2019-10.** The motion carried by a 3-2 roll call vote, with Councilmember Blackburn and Mayor Adams voting no.

City Attorney Steele read the title of Ordinance No. 2019-10 as follows:

**AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZA2018-0004, A ZONING ORDINANCE AND MAP AMENDMENT AMENDING THE OFFICIAL ZONING MAP SET FORTH IN SECTION 17.04.040 TO CHANGE PD (PLANNED DEVELOPMENT) TO THE SP (SPECIFIC PLAN) ZONE DESIGNATION AND AMENDING THE ZONING ORDINANCE TO ADD THE 127 POMONA SPECIFIC PLAN TO SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR PROPERTY LOCATED AT 123 WEST POMONA AVENUE (APN: 8507-002-034 AND 8507-002-035), 137 WEST POMONA AVENUE (APN: 8507-002-033), 141 WEST POMONA AVENUE (APN: 8507-002-039), 145 WEST POMONA AVENUE (APN: 8507-002-038), 1528 SOUTH PRIMROSE AVENUE (APN: 8507-002-907), AND 1532 SOUTH PRIMROSE (APN: 8507-002-908).**

**REPORTS OF CITY MANAGER AND STAFF:**

**RCM-1 City Council Directives Update:** City Manager Feik provided an update on items recently added to the log of City Council Directives and upcoming items of interest, and discussed submitting a letter of concern to Senator Weiner related to SB 50 (Planning and zoning: housing development: streamlined approval: incentives). There were no objections. Additionally, Community Development Director Jimenez provided a brief report regarding the Regional Housing Needs Assessment (RHNA).

**RCM-2 Rule 20A Utility Undergrounding Program Update:** Chris Castruita, Senior Management Analyst provided a brief update to the City Council. Staff was directed to bring additional information back regarding undergrounding in high-risk fire zones as well as current market for selling funding allocations to other agencies.

**REPORTS OF CITY COUNCILMEMBERS AND SUB-COMMITTEES**

**RCC-1 Mayor Tom Adams** had no report.

**RCC-2 Mayor Pro Tem Larry J. Spicer** had no report.

**RCC-3 Councilmember Alexander C. Blackburn** had no report.

**RCC-4 Councilmember Gloria Crudgington**

- (a) Recent attendance at the Rio Hondo Watershed Community Meeting
- (b) Measure K Outreach Schedule
- (a) Review of Tree Preservation Ordinance

**RCC-5 Councilmember Becky A. Shevlin**

- (a) Upcoming community events
- (b) Upcoming San Gabriel Valley Council of Government Meeting regarding Homelessness and Regional Housing Affordability Workshop
- (d) Updated design on municipal utility billing statements

**ADMINISTRATIVE REPORTS:** None

**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, February 4, 2020, 7:30 P.M., City Council Chambers, 415 South Ivy Avenue, Monrovia, California.

**ADJOURNMENT:** At 10:37p.m., Mayor Adams adjourned the meeting.

APPROVED:

ATTEST:

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Tom Adams, Mayor

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Alice D. Atkins, MMC, City Clerk