

MONROVIA CITY COUNCIL AGENDA

City Council Chambers

415 South Ivy Avenue, Monrovia, California 91016

Welcome to the Monrovia City Council Meeting

Tuesday, April 5, 2022, 7:30 P.M.



75th CITY COUNCIL

Tom Adams

Mayor

Gloria Crudgington

Mayor Pro Tem

Alexander C. Blackburn

Councilmember

Becky A. Shevlin

Councilmember

Larry J. Spicer

Councilmember

Stephen R. Baker

City Treasurer

Alice D. Atkins

City Clerk

Dylan Feik

City Manager

Craig A. Steele

City Attorney

CORONAVIRUS DISEASE (COVID-19) ADVISORY

As a precaution to protect staff, our constituents, and elected officials, in accordance with Government Code Section 54953(e) and guidance from the California and Department of Public Health, Los Angeles County Health Department, and Occupational Safety and Health Administration, the City Council has made the determination that there will NOT be a physical meeting location and all public participation will be electronic. Remote public participation is allowed in the following ways:

- 1) Cable T.V. Broadcast on KGEM (Spectrum Channel 99 or Giggle Fiber Channel 87-2)
- 2) Livestream online at www.foothillsmedia.org/monrovia

PUBLIC COMMENT WILL BE ACCEPTED BY THE FOLLOWING MEANS:

BY EMAIL: Public comment will be accepted by email to cityclerk@ci.monrovia.ca.us before 3:00 p.m. on the day of the meeting. Public comment may be summarized in the interest of time; however, the full text will be provided to all members of the City Council and made available on the City's website prior to the meeting. Public input related to Public Hearings will be accepted by email to cityclerk@ci.monrovia.ca.us prior to the close of the Public Hearing.

BY ZOOM OR BY PHONE - Meeting ID 826 0476 2691: To participate from your computer, laptop, or smartphone, join at <https://zoom.us/join>, or call 1-669-900-9128 on your phone. Please remain muted with video off until called upon.

To comment during the public comment portions of the agenda, click the Participants "raise hand" icon or press *9 on your phone at the appropriate time indicated by the Mayor during the meeting, and you will be selected from the meeting queue. Please limit comments to three minutes.

Pursuant to Government Code Section 54953(e), City Councilmembers may participate via teleconference.

MEETINGS: Regular Meetings of the City Council are held on the first and third Tuesday of each month at 7:30 P.M. A full City Council agenda packet with all backup information is available at City Hall and on the City's website at www.cityofmonrovia.org. Documents distributed to a majority of the City Council after the posting of this agenda will be available for review at the Office of the City Clerk, 415 South Ivy Avenue, Monrovia, California. Community Media of the Foothills (KGEM) shows both live broadcasts and replays of City Council Meetings on cable television and over the Internet at www.foothillsmedia.org. Your participation at this public meeting may result in the recording and broadcast of your image and/or voice as previously described.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all City Council meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Council. The City requests that persons addressing the City Council refrain from making personal, slanderous, profane or disruptive remarks.

PUBLIC HEARINGS AND APPEALS are items scheduled for which public input is either required or desired. The applicant shall be allowed a ten (10) minute time frame to present project testimony and a five (5) minute time frame to respond following further public testimony. Appellants will be afforded the same opportunities. Other members of the public who wish to speak have a five (5) minute time frame with no rebuttal time.

AGENDA ITEMS: The Agenda contains the regular order of business of the City Council. Items on the Agenda have generally been reviewed and investigated by the City Staff in advance of the meeting so that the City Council can be fully informed about a matter before making its decision.



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office at 932-5505. Please notify the City Clerk's Office at least seventy-two hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility. Council Chambers is equipped with audio equipment for the hearing impaired, and is wheelchair accessible.



REGULAR MEETING
of the 75th
MONROVIA CITY COUNCIL
City Council Chambers
415 South Ivy Avenue
Tuesday, April 5, 2022
7:30 P.M.

Copies of the Staff Reports or other written documentation relating to each proposed item of business presented for consideration by the City Council on the Agenda are on file in the Office of the City Clerk.

To comply with recent court decisions, the City of Monrovia has advised persons giving the invocation not to recite sectarian references or prayers.

CONVENE Mayor Tom Adams
IN HONOR OF Koa Perez, Born March 14, 2022, to Charles and Hannah Perez
Oakley Wilder Leos, Born March 25, 2022, to Giangelo and Amanda Leos
INVOCATION Police Chaplain Terrence Brown
PLEDGE OF ALLEGIANCE Mayor Pro Tem Gloria Crudgington
ROLL CALL Councilmembers Alexander C. Blackburn, Becky A. Shevlin, Larry J. Spicer, Mayor Pro Tem Gloria Crudgington, and Mayor Tom Adams

REPORT OF CLOSED SESSION, IF NEEDED

PRESENTATIONS/PROCLAMATIONS - None

PR-1 Proclaiming April 17-23, 2022, as [“California Mosquito Awareness Week”](#)

PR-2 Proclaiming April 3-9, 2022, as [“National Library Week”](#)
Staff Reference: Stefanie Ulate, Adult Services Librarian

STUDENT GOVERNMENT REPRESENTATIVE REPORT – Student Liaison Angelina Hamilton

ORDER OF BUSINESS

CONSENT CALENDAR

All items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Calendar and considered in its normal sequence. If you would like an item on the Consent Calendar discussed, simply tell the City Clerk or a member of the City Council.

CC-1 [Unadopted Minutes of the March 15, 2022, Regular Meeting of the Monrovia City Council](#)
Staff Reference: Alice Atkins, City Clerk
Recommendation: Adopt the Minutes of the March 15, 2022, Regular Meeting of the Monrovia City Council

CC-2 [Payroll Nos. 6 and 7 in the Net Amounts of \\$698,734.25 and \\$655,860.28, Respectively, and Warrant Registers dated March 17, March 24, and March 31, 2022, in the Total Amounts of \\$468,679.63, \\$511,524.04 and \\$468,584.70, Respectively](#)
Staff Reference: Buffy Bullis, Administrative Services Director
Recommendation: Approve Payroll Nos. 6 and 7 in the net amounts of \$698,734.25 and \$655,860.28, respectively, and Warrant Registers dated March 17, March 24, and March 31, 2022, in the total amounts of \$468,679.63, \$511,524.04 and \$468,584.70, respectively

CC-3 [Repealing the Temporarily Amended Provisions of the Monrovia Municipal Code to Delegate Specified Authority to the Director of Community Development; Adoption of Ordinance No. 2022-04](#)
Staff Reference: Craig Steele, City Attorney
Recommendation: Adopt Ordinance No. 2022-04

- CC-4 [Subrecipient Agreement between Los Angeles County and the City of Monrovia for Acceptance of 2020 State Homeland Security Grant Program Funds in the Amount of \\$98,000.00](#)
Staff Reference: Brad Dover, Fire Chief
Recommendation: Approve the Subrecipient Agreement between Los Angeles County and the City of Monrovia related to the 2020 State Homeland Security Grant Program funds in the amount of \$98,000.00, and authorize the City Manager or his designee to accept and expend any additional 2020 SHGP funds that may become available and execute the necessary documents
- CC-5 [Acceptance of Work, Notice of Completion, and Release of Retention Funds to Tri County Pump Company for Rehabilitation of the Ridgeside Drive Reservoir Booster Pump No. 4-1](#)
Staff Reference: Christopher Castruita, Senior Management Analyst
Recommendation: Accept the work of Tri County Pump Company for the rehabilitation of the Ridgeside Drive Reservoir Booster Pump No. 4-1, authorize the City Clerk to file the Notice of Completion, and direct staff to release retained funds in accordance with the contract provisions
- CC-6 [Electric Vehicle Pilot Project Update, Acceptance of Performed by Electric Service and Supply Co., and Notice of Completion for the Installation of Twelve \(12\) EV Charging Stations](#)
Staff Reference: Christopher Castruita, Senior Management Analyst
Recommendation: Accept the work of Electric Service and Supply Co. for the installation of Twelve (12) EV Charging Stations, authorize the City Clerk to file the Notice of Completion for the Electric Vehicle Pilot Project, and approve an extension of the Electric Vehicle Pilot Project trial period of free public charging at the public charging stations through June 30, 2022
- CC-7 [Acceptance of Work, Notice of Completion, and Release of Retention Funds to Vido Samarzich, Inc., for Safe Routes to School Project, Project #C-3108](#)
Staff Reference: Alex Tachiki, Public Works Deputy Director
Recommendation: Accept the work of Vido Samarzich, Inc., for the Safe Routes to School Project, authorize the City Clerk to file the Notice of Completion, and direct staff to release retained funds in accordance with the contract provisions
- CC-8 [Consultant Services Agreement with California Consulting, Inc., Related to Grant Writing Services for the Period Ending April 30, 2024, in an Amount Not to Exceed \\$60,000.00 Annually, with Two \(2\) One-Year Options to Extend](#)
Staff Reference: Angela Cho, Senior Management Analyst
Recommendation: Approve a Consultant Services Agreement with California Consulting, Inc., related to grant writing services for the period ending April 30, 2024, with two (2) one-year options to extend, and authorize the City Manager to execute the necessary documents in a form approved by the City Attorney
- CC-9 [Purchase of Six \(6\) 2022 Ford Explorer Police Utility Vehicles from Wondries Fleet Group through National Auto Fleet Group in the Amount of \\$229,956.83, and Related Purchase and Installation of New Emergency Equipment by Black and White Emergency Vehicles in an amount not to exceed \\$101,677.02](#)
Staff Reference: Rob Wilkens, Police Captain
Recommendation: Approve the purchase of six (6) 2022 Ford Explorer Police Interceptor utility vehicles from Wondries Fleet Group through National Auto Fleet Group in the amount of \$229,956.83, and approve the related purchase and installation of emergency equipment by Black & White Emergency Vehicles in an amount not to exceed \$101,677.02
- CC-10 [Purchase of Playground Equipment for the Lucinda Garcia Park Renovation Project from Landscape Structures in the Amount of \\$282,719.00](#)
Staff Reference: Tina Cherry, Community Services Director
Recommendation: Approve the purchase of the playground equipment from Landscape Structures for the Lucinda Garcia Park Renovation Project in the amount of \$282,719.00 and authorize the City Manager to execute the necessary documents in a form approved by the City Attorney

- CC-11 [One-Year Time Extension on the Approval of Tentative Parcel Map No. 78225 and Conditional Use Permit CUP2018-0008 for the Development of a 296-Unit Transit Oriented Residential Development on a 3.79 Acre Site at 205-225 West Duarte Road, 1725 Peck Road, and 1726 South Magnolia Avenue and the Vacation a Portion of Peck Road; Resolution No. 2022-22, by JPI \(Rick North\), Applicant](#)

Staff Reference: Sheri Bermejo, Planning Division Manager
 Recommendation: Adopt Resolution No. 2022-22

- CC-12 [Annual Report on the Status of the General Plan](#)

Staff Reference: Teresa Santilena, Associate Planner
 Recommendation: Receive and file the Annual Report on the Status of the General Plan

- CC-13 [Final Parcel Map No. 83202 for Property Located at 820 West Huntington Drive; Robert Lombardi for 4G Development, Applicant](#)

Staff Reference: Sherri Bermejo, Planning Division Manager
 Recommendation: Approve Final Parcel Map No. 83202

PUBLIC INPUT

Thank you for participating in tonight's meeting. The City Council encourages public participation, and invites you to share your views on City business. The City requests that persons addressing the City Council refrain from making personal, slanderous, profane or disruptive remarks.

Public comment will be accepted by email to cityclerk@ci.monrovia.ca.us before 3:00 p.m. on the day of the meeting. Public comment may be summarized in the interest of time, however the full text will be provided to all members of the City Council prior to the meeting. If comments are specifically in support or opposition of an item, please clearly state so in the introduction. By State law, the City Council may not discuss or vote on items not on the Agenda.

Those not accommodated during this 45-minute period have an opportunity to speak under PUBLIC INPUT, CONTINUED following public City business.

Please state your name for the record.

PUBLIC HEARINGS/MEETINGS

- PH-1 [Appeal of Planning Commission Decision to Approve a Conditional Use Permit for Property Located at 945 West Huntington Drive by James Barth of A/M Gateway Associates, LLC Appellant; Resolution No. 2022-17](#)

Staff Reference: John Mayer, Senior Planner
 Recommendation: Adopt Resolution No. 2022-17 to deny the appeal and uphold the Planning Commission's decision to approve the Conditional Use Permit (CUP 2021-0013)

- PH-2 [Tentative Tract Map TTM2022-0001, Conditional Use Permit CUP2022-0004, and Minor Exception ME2022-0006 to Subdivide a 40,869 \(net\) Square Foot Parcel for the Development of an II-Unit, Two- Story, Detached Condominium Development Located at 634 West Olive Avenue and 610 West Walnut Avenue in the RM3500 \(Residential Medium Density\) Zone, by Grace Kwok, Applicant; Resolution 2022-18](#)

Staff Reference: Teresa Santilena, Associate Planner
 Recommendation: Adopt Resolution No. 2022-18

- PH-3 [Amendment to the Arroyo at Monrovia Station Specific Plan, Zoning Amendment ZA2022-0001, Specific Plan Amendment AMEND2022-0003, Vesting Tentative Tract Map 82517 Amendment AMEND2022-0002; Conditional Use Permit Amendment AMEND2022-0001; Addendum No. 1 to the 2020 Environmental Impact Report for the Properties Located at 202, 206, 210, 212, 216, 220, 224, 228, 230, 234, AND 238 West Evergreen Avenue, and 1551 South Primrose Avenue and 1610 South Magnolia Avenue by Evergreen Investment Partners, LLC \(Mathew J. Waken\); Resolution Nos. 2022-19, 2022-20, and 2022-21, and Introduction of Ordinance No. 2022-03](#)

Staff Reference: Sheri Bermejo, Planning Division Manager
 Recommendation: Adopt Resolution Nos. 2022-19, 2022-20, and 2022-21, and introduce, read by title only, and waive further reading of Ordinance No. 2022-03

REPORTS OF CITY MANAGER AND STAFF

RCM-1 [City Council Directives Update](#)

Staff Reference: Lauren Vasquez, Assistant City Manager

REPORTS OF CITY COUNCILMEMBERS AND SUB-COMMITTEES

RCC-1 Mayor Tom Adams

- (a) [Appointment to Fill Unscheduled Vacancy on Monrovia Old Town Advisory Board \(MOTAB\) for the Unexpired Term of Diane Balsamo ending June 30, 2023](#)
- (b) Designation of Councilmember Shevlin as Voting Delegate, City Manager Feik and Assistant City Manager Vasquez as Alternates, for the California Joint Powers Insurance Authority Annual Board of Directors Meeting on July 20, 2022

RCC-2 Mayor Pro Tem Gloria Crudgington

RCC-3 Councilmember Alexander C. Blackburn

RCC-4 Councilmember Becky A. Shevlin

RCC-5 Councilmember Larry J. Spicer

- (a) Recent Attendance at California Park & Recreation Society CPRS Conference & Expo, Sacramento, California; March 9-11, 2022

ADMINISTRATIVE REPORTS

AR-1 [Adoption of Resolution No. 2022-23 to Increase the City Manager's Annual Salary by 3%](#)

Staff Reference: Craig Steele, City Attorney

Recommendation: Adopt Resolution No. 2022-23

PUBLIC INPUT, CONTINUED, IF NEEDED

At this time citizens who wish to discuss City business items not on the Agenda and who were not accommodated during the 45-minute time period allotted under PUBLIC INPUT above may request to speak before the City Council during this period on a first come, first served basis

ITEMS PULLED FROM CONSENT CALENDAR, IF NEEDED

At this time items pulled from the Consent Calendar above, if any, will be considered.

SCHEDULED MEETINGS

The next Regular Meeting of the Monrovia City Council is scheduled for Tuesday, April 19, 2022, 7:30 P.M., City Council Chambers, 415 South Ivy Avenue, Monrovia, California.

ADJOURNMENT

IN MEMORY OF

Emilio Rodriguez Sanchez, Father of Retired Senior Payroll Technician Martha Rodriguez and Grandfather of Code Enforcement Officer Cassandra Pineda

Connie Moreno, Aunt of Recreation Manager Rebecca Sandoval

Sharon Lutz, Mother of Park Naturalist Chynna Bailey

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting. Dated this 1st day of April, 2022.

Alice D. Atkins, MMC, City Clerk