



REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, January 19, 2016

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—CLOSED SESSION
7:00 p.m.**

CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Walter Allen III, Peggy A. Delach, Jorge Marquez, Mayor Pro Tem/Vice Chair Kevin Stapleton and Mayor/Chair John C. King

PUBLIC COMMENTS

The Public is invited to make comment on Closed Session items only at this time. To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Individual speakers are limited to five minutes each.

The City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to closed session for the following:

CLOSED SESSION

- A. G.C. §54956.9(d)(2) –
CONFERENCE WITH LEGAL COUNSEL: SIGNIFICANT EXPOSURE TO LITIGATION

RECESS



**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—OPEN SESSION
7:30 p.m.**

RECONVENE AND CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Walter Allen III, Peggy A. Delach, Jorge Marquez, Mayor Pro Tem/Vice Chair Kevin Stapleton and Mayor/Chair John C. King

PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Stapleton

INVOCATION

Given by Police Chaplain Dr. Patricia Venegas

PRESENTATIONS

PUBLIC COMMENTS

To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk/Agency/Authority Secretary. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.

CITY MANAGER COMMENTS

CONSENT CALENDAR

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.

CC 1. Minutes of January 5, 2016 Regular Joint meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Authority/Housing Authority.

Report: [Minutes](#)

CC 2. Payment of City demands in the amount of \$2,240,079.85.

Report: [Payment of City Demands](#)

CC 3. Payment of Agency demands in the amount of \$60,931.69.

Report: [Payment of Agency Demands](#)

CC 4. Department of Public Works to spend over \$10,000, not to exceed \$25,000 for supplies, services, and equipment in certain instances.

Report: [Agenda Report](#)

CC 5. Second reading and adoption of Ordinance No. 16-2049 amending the official zoning map of the City by changing the zoning designation from “R-1-7500, Single Family” to “RD-3000 (Multiple Family) – Planned Community Development Overlay” for property generally located at 800 North Banna Avenue – APN: 8427-003-901.

Report: [Ordinance No. 16-2049](#)

CC 6. Second reading and adoption of Ordinance No. 16-2050 establishing a planned community development overlay zone PCD 15-001 on the official zoning map of the City for property generally located at 800 North Banna Avenue – APN: 8427-003-901.

Report: [Ordinance No. 16-2050](#)

CC 7. Second reading and adoption of Ordinance No. 16-2048 approving and adopting a development agreement between One Charter Oak, LLC and the City of Covina related to a proposed development consisting of 63 single-family lots on 6.15 acres and a proposed public park on approximately 2 acres for property generally located at 800 North Banna Avenue – APN: 8427-003-901.

Report: [Ordinance No. 16-2048](#)

CC 8. Second reading and adoption of Ordinance No. 16-2051 amending Title 2 (Administration and Personnel) Chapter 2.20 (Purchasing Division) of Covina Municipal Code (CMC) by adding Section 2.20.210 (Joint Purchasing Agreements with Other Governmental Entities).

Report: [Ordinance No. 16-2051](#)

CC 9. Consideration of Resolution No. 16-7453 confirming continued existence of an emergency condition for Roycove Reservoir and Pump Station pursuant to Chapter 2.5 (Emergency Contracting Procedures) of the Public Contracts Code.

Report: [Resolution No. 16-7453](#)

CC 10. Resolution No. 16-7455 – Amendment to the Operating Budget for fiscal Year 2015-2016 to create a project budget for special technical studies, due diligence analysis, community workshops and economic analysis for the Covina iTEC project.

Report: [Resolution No. 16-7455](#)

CC 11. Los Angeles County Department of Children and Family Services Adoption and Foster Parent Program EXPO.

Report: [Agenda Report](#)

PUBLIC HEARINGS

PH 1. Public Hearing to consider approval of the fiscal year 2016-2017 Community Development Block Grant (CDBG) program budget.

Report: [Resolution No. 16-7452](#)

Staff Recommendation:

1. City Council to open the public hearing and receive public testimony.
2. Close the public hearing.
3. Consider approval of the FY 2016-2017 CDBG program budget as recommended in Column 4 of the Table on Attachment A with the provision that (1) the amount be amended as shown in Column 5 of Attachment A when the Los Angeles County Community Development District (LACDC) freeze on unprogrammed funds is lifted; and (2) the allocations be adjusted based on the final allocation as determined by LACDC, with a maximum of 15 percent of funding allocated for public service programs.
4. Adopt **Resolution No. 16-7452**, authorizing the allocation of the Forty-Second Year CDBG funds for FY 2016-2017.
5. Authorize the City Manager or her designee to execute documents related to the FY 2016-2017 CDBG funds.

PH 2. Public Hearing to consider issuing a report and subsequent adoption of Urgency Ordinance No. 16-2052, extending a moratorium on issuing any permits for any new used merchandise, secondhand and/or thrift stores or the expansion of any existing used merchandise, secondhand and/or thrift stores.

Report: [Urgency Ordinance No. 16-2052](#)

Staff Recommendation:

1. City Council to open public hearing, consider public testimony and close the public hearing.

2. Adopt and issue the report on measures taken during the moratorium per Government Code Section 65858 (Attachment B).
3. Adopt **Urgency Ordinance No. 16-2052** entitled, “AN URGENCY ORDINANCE OF THE CITY OF COVINA, CALIFORNIA, EXTENDING THE TERM OF ORDINANCE NO. 15-2047 ENACTED PURSUANT TO GOVERNMENT CODE SECTION 65858 ESTABLISHING A MORATORIUM ON THE ESTABLISHMENT OF ANY NEW USED MERCHANDISE STORES AND SECONDHAND STORES, OR THRIFT STORES IN THE CITY OF COVINA, OR THE EXPANSION OF ANY EXISTING USED MERCHANDISE STORES, SECONDHAND STORES OR THRIFT STORES, DECLARING THE URGENCY THEREOF AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;” a four-fifths (4/5) vote is required per California Government Code Section 65858(b).
4. Direct staff to draft revisions to Chapter 17 of the Covina Municipal Code relating to Used Merchandise, Secondhand and/or Thrift Stores and return to the City Council for consideration of the proposed revisions by April 2016.

CONTINUED BUSINESS - NONE

NEW BUSINESS

NB 1. Towing services contract options.

Report: [Agenda Report](#)

Staff Recommendation:

Review and discuss the City’s towing services contract and provide direction.

NB 2. Professional Services Agreement with Gonzalez Goodale Architects to provide planning, programming, architectural, and engineering services for the Initial Phase of the Covina Senior Center Project; and Resolution No. 16-7454 to appropriate necessary funds for contract.

Report: [Resolution No. 16-7454](#)

Staff Recommendation:

1. Authorize the City Manager to execute the Professional Services Agreement with Gonzalez Goodale Architects to provide planning, architectural, and engineering services for the Initial Phase of the Covina Senior Center Project in an amount not-to-exceed \$100,000.
2. Adopt **Resolution No. 16-7454** appropriating \$500,000 in available Special General Fund – Rule 20A Swap balance (account no. 1060-0000-59140) to the fiscal year 2015-16 budget and allocating the funds to Capital Improvement (Parks and Recreation) – Park Facilities – Buildings & Structures – Covina Senior Center (account no. 4600-3400-55100-P-1601) for the Initial Phase of the Covina Senior Center Project, topographic survey and soils and geologic analysis, and seed money for subsequent phases of the project.
3. Direct City staff to pursue placement of the Covina Senior Center in Covina Park.

NB 3. Urgency Ordinance No. 16-2053 prohibiting the cultivation of marijuana in all zones in the City, including the cultivation by qualified patients, primary caregivers and persons with identification cards.

Report: [Urgency Ordinance No. 16-2053](#)

Staff recommendation:

Adopt **Ordinance No. 16-2053**, an urgency ordinance prohibiting the cultivation of marijuana in all zones in the City, including the cultivation by qualified patients, primary caregivers and persons with identification cards.

NB 4. Gun Violence and Active Shooter Report.

Report: [Agenda Report](#)

Staff Recommendation:

Receive and file report.

NB 5. 2016 Legislative Platform.

Report: [Agenda Report](#)

Staff Recommendation:

Review, discuss, and adopt the 2016 Legislative Platform.

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, February 2, 2016, at 6:30 p.m. for closed session and 7:30 p.m. for open session inside the Council Chamber, 125 East College Street, Covina, California, 91723.

Any member of the public may address the Council/Agency/Authority during both the public comment period and on any scheduled item on the agenda. Comments are limited to a maximum of five minutes per speaker unless, for good cause, the Mayor/Chairperson amends the time limit. Anyone wishing to speak is requested to submit a yellow Speaker Request Card to the City Clerk; cards are located near the agendas or at the City Clerk's desk.

MEETING ASSISTANCE INFORMATION: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

The Covina City Clerk's Office does hereby declare that, in accordance with California Government Code Section 54954.2(a), the agenda for the Tuesday, January 19, 2016, meeting was posted on January 14, 2016, on the City's website and near the front entrances of: 1) Covina City Hall, 125 East College Street, Covina; 2) the Covina Public Library, 234 N. Second Avenue, Covina; and 3) the Joslyn Center, 815 N. Barranca Avenue, Covina.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.