



MINUTES OF JANUARY 5, 2016

REGULAR MEETING OF THE COVINA CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING AUTHORITY/COVINA HOUSING AUTHORITY HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET, COVINA, CALIFORNIA

CALL TO ORDER

Mayor King called the Council/Agency/Authority meeting to order at 7:30 p.m. There was no closed session.

ROLL CALL

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

Council Members Absent: None.

Elected Members Present: City Treasurer Geoffrey Cobbett.

Elected Members Absent: City Clerk Mary Lou Walczak.

Staff Members Present: City Manager Andrea M. Miller, City Attorney Candice K. Lee, Public Works Director Siobhan Foster, Community Development Director Brian Lee, Parks and Recreation/Library Director Amy Hall-McGrade, Interim Police Chief Derek Webster, Acting Assistant Fire Chief Jim Enriquez, Community Development Consultant Nancy Fong, Environmental Consultant Ruta Thomas, GIS Technician James Knox, and Chief Deputy City Clerk Sharon F. Clark.

PLEDGE OF ALLEGIANCE

Mayor King led the Pledge of Allegiance.

INVOCATION

Police Chaplain Dr. Patricia Venegas gave the invocation.

PRESENTATIONS – None.

PUBLIC COMMENTS – None.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Mayor Pro Tem Stapleton expressed his thankfulness for our families and community and his appreciation for the Council Members, and wished everyone a Happy New Year.

Council Members Allen, Delach, and Marquez echoed Mayor Pro Tem Stapleton and wished everyone a safe and Happy New Year.

Mayor King invited Mayor Pro Tem Stapleton forward and presented a new commemorative flag that was donated by Daughters of the American Revolution (DAR) to honor and recognize Mayor Pro Tem Stapleton as a Vietnam Veteran, and to remember all those who served.

Mayor Pro Tem Stapleton thanked DAR and commented on the opportunity to look back at time passed and the great honor it is to have the flag to remember those who served.

Mayor King thanked DAR, commended them for their activeness in the community, and wished everyone a Happy New Year.

CITY MANAGER COMMENTS

City Manager Miller announced Derek Webster as Interim Chief of Police pending consideration of the interim appointment of Kim Raney for Chief of Police on tonight's agenda.

City Manager Miller clarified that Consent Calendar Item CC 4 is being recommended by staff only to approve the budget amendment and not to approve the purchase and sale agreement which will be considered later in the agenda during Public Hearing Item PH 2.

CONSENT CALENDAR

On a motion made by Mayor Pro Tem Stapleton, seconded by Council Member Marquez, the City Council approved Consent Calendar Items CC1 through CC10.

Motion approved the Consent Calendar items CC1 – CC10 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

- CC 1. City Council approved the Minutes of December 15, 2015, Study Session Joint meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Agency/Housing Authority/Finance Advisory Committee and Regular Joint meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Public Financing Agency/Housing Authority.
- CC 2. City Council approved the payment of City demands in the amount of \$1,273,238.74.
- CC 3. Successor Agency to the Covina Redevelopment Agency approved the payment of Agency demands in the amount of \$13,647.33.
- CC 4. City Council adopted **Resolution No. 16-7443** amending the Operating Budget for Fiscal Year 2015-2016 for the purchase of 1.4 acres of property to be used for public open space in conjunction with the One Charter Oak project – Purchase Agreement of public open space.
- CC 5. City Council approved the contract work and the second amendment to Professional Services Agreement with Dudek, Inc. for providing planning services and preparing environmental documents.
- CC 6. City Council adopted **Resolution No. 16-7439** 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.

- CC 7. City Council adopted **Resolution No. 16-7440** authorizing the City Manager to submit application(s) to the State of California Department of Resources Recycling and Recovery (CalRecycle) for a period of five years, and **Resolution No. 16-7441** appropriating \$4,920 in available State Gas Tax Fund Balance and increasing the Fiscal Year 2015-16 Transportation Fund Budget in the amount of \$4,920.
- CC 8. City Council adopted **Resolution No. 16-7442** appropriating \$28,280 in available Proposition C Fund Balance and increasing the Fiscal Year 2015-16 Proposition C Fund Budget in the amount of \$28,280 for the comprehensive update of the City's Pavement Management System.
- CC 9. City Council adopted **Resolution No. 16-7438** amending the Fiscal Year 2015-16 Capital Improvement Program Budget by \$56,699 for Project D-1203 Wingate Wash Repairs Funded by Federal Emergency Management Agency (FEMA).
- CC 10. City Council adopted **Resolution No. 16-7451** appropriating \$28,689 in Available Measure R Fund Balance, appropriating \$5,234 in Available Proposition A Fund Balance, and increasing the Fiscal Year 2015-16 Capital Projects Fund Budget in the amount of \$33,923, approved Change Order No. 37 for Project T-0814B, Pedestrian and Metrolink Station Improvements Project, authorized the City Manager or her designee to execute the approved change order, approved Final Acceptance, and authorized the City Clerk to file a Notice of Completion for Project No. T-0814B, Pedestrian and Metrolink Station Improvements Project.

PUBLIC HEARING

PH 1. Public Hearing for consideration of Resolution No. 16-7450 amending the City of Covina Fee Schedule as it pertains to Title 5 of the Covina Municipal Code – Entertainment Permits.

Mayor King opened the Public Hearing.

City Manager Miller provided a brief introduction, announced that a revision had been made to Resolution No. 16-7450, read the revised portion, and explained that the recommendation was to adopt the resolution as revised.

Discussion included fees being waived for non-amplified entertainment, business community awareness and response, special permits for one-day events, and annual review.

Mayor King opened the public comment period. There was no public comment; therefore, Mayor King closed the Public Hearing.

A motion was made by Council Member Allen, seconded by Council Member Marquez, to adopt **Resolution No. 15-7450** amending the City of Covina Fee Schedule as it pertains to Title 5 of the Covina Municipal Code – Entertainment Permits.

Motion carried for Public Hearing Item PH 1 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PH 2. Public Hearing to consider a General Plan Amendment (GPA) 15-001, a Zone Change (ZCH) 15-001, a Planned Community Development Overlay District (PCD) 15-001, a Tentative Tract Map (TTM) 73455, a Site Plan Review (SPR) 15-009, a Purchase and Sale Agreement between the City of Covina and One Charter Oak, LLC, a Development Agreement (DA) 15-001 for a proposed 63-lot single-family residential subdivision and public park on an 8.15 acre site at 800 North Banna Avenue - APN: 8427-003-90 and a related Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program.

Mayor King opened the Public Hearing.

City Manager Miller provided a brief introduction. Community Development Director Lee, Community Development Consultant Fong, and Environmental Consultant Thomas presented the staff report.

Community Development Director Lee announced that in the staff report, the closing date for the purchase and sale agreement states March 2, 2016 and recommended changing the date to March 4, 2016.

Discussion included maintaining existing trees, recycled-water process, dust control, and construction standards.

Applicant Steve Sheldon with Sheldon Development and One Charter Oak, LLC and Architect Eric Van Wetchel presented a PowerPoint presentation on the One Charter Oak Project and distributed written comments from nearby residents and businesses in support of the project to Council.

Speakers Shannon Welch and Stan Kadohata expressed concern about elements of the project that they feel still need to be addressed.

The following speakers spoke in favor of the project: Covina resident Sylvia Meraz, Covina resident and business owner Carlos Roman, Covina resident and business owner Victor Linares, Dawn Nelson, on behalf of the Board of Directors of the Covina Chamber of Commerce, and Covina resident Leticia Gross.

Covina resident Diana Felix filled out a card and was called to speak, but was not present.

Mayor King closed the Public Hearing.

Council expressed appreciation for the decreased density of the project, the developer's investment in Covina, and for his modifications to the project to address concerns of project neighbors, staff, and the Planning Commission; agreed that more open space is needed in the City which the new park will help provide; commented that Charter Oak School District had set the property price; thanked community members who attended tonight's meeting to comment about the project; encouraged everyone to stay engaged despite their position on the matter to ensure that all are working together for the betterment of the community; and expressed their support for the project.

City Attorney Lee explained the order in which staff's recommendations should be considered.

A motion was made by Council Member Allen, seconded by Council Member Marquez to:

1. Adopt **Resolution No. 16-7445** entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR GENERAL PLAN AMENDMENT GPA 15-001, DEVELOPMENT AGREEMENT DA 15-001, ZONE CHANGE ZCH 15-001, PLANNED COMMUNITY DEVELOPMENT PCD 15-001, TENTATIVE TRACT MAP TTM 73455 AND SITE PLAN REVIEW SPR 15-009 FOR PROPERTY GENERALLY LOCATED AT 800 NORTH BANNA AVENUE – APN: 8427-003-901.”

Motion carried to adopt Resolution No. 16-7445, Public Hearing item PH 2, as follows:

AYES: ALLEN, DELACH, KING, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

A motion was made by Council Member Delach, seconded by Council Member Marquez to:

2. Adopt **Resolution No. 16-7446** entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT GPA 15-001 TO CHANGE THE GENERAL PLAN LAND USE MAP DESIGNATION FROM “SCHOOL” TO “MEDIUM DENSITY RESIDENTIAL 6.1-14 DWELLING UNITS PER ACRE” AND “PARK” FOR PROPERTY GENERALLY LOCATED AT 800 NORTH BANNA AVENUE – APN: 8427-003-901.”

Motion carried to adopt Resolution No. 16-7446, Public Hearing item PH 2, as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

A motion was made by Council Member Delach, seconded by Council Member Marquez to:

3. Waive full reading, read by title only, and introduce for first reading, **Ordinance No. 16-2049** entitled, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, 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.” City Attorney Lee read by title only.

Motion carried to waive first reading and introduce Ordinance No. 16-2049, Public Hearing item PH 2, as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

A motion was made by Council Member Allen, seconded by Council Member Marquez to:

4. Waive full reading, read by title only, and introduce for first reading, **Ordinance No. 16-2050** entitled, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, 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.” City Attorney Lee read by title only.

Motion carried to waive first reading and introduce Ordinance No. 16-2050, Public Hearing item PH 2, as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

A motion was made by Council Member Delach, seconded by Council Member Marquez to:

5. Adopt **Resolution No. 16-7447** entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 73455 TO ESTABLISH A 71-LOT SUBDIVISION FOR THE PURPOSES OF A RESIDENTIAL DEVELOPMENT, TWO-ACRE PARK AND ASSOCIATED PRIVATE STREETS (63 SINGLE-FAMILY RESIDENTIAL LOTS, TWO PARK LOTS AND 6 LETTERED LOTS FOR COMMON AREAS) FOR PROPERTY GENERALLY LOCATED AT 800 NORTH BANNA AVENUE – APN: 8427-003-901.”

Motion carried to adopt Resolution No. 16-7447, Public Hearing item PH 2, as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

A motion was made by Council Member Delach, seconded by Council Member Marquez to:

6. Adopt **Resolution No. 16-7448** entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING SITE PLAN REVIEW SPR 15-009 FOR THE DEVELOPMENT OF 63 SINGLE-FAMILY RESIDENTIAL UNITS AND RELATED COMMON AREAS ON APPROXIMATELY 6.15 ACRES OF THE SITE LOCATED GENERALLY AT 800 NORTH BANNA AVENUE - APN: 8427-003-901;” and

7. Approve Purchase and Sale Agreement between the City and ONE CHARTER OAK, LLC, a California limited liability company, for the purchase of 1.4 acres of property generally bounded by Banna Avenue to the west, Cypress Street to the north, and Kidder Avenue to the East; and

8. Waive full reading, read by title only, and introduce for first reading, **Ordinance No. 16-2048** entitled, “AN ORDINANCE OF THE CITY OF COVINA 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.” City Attorney Lee read by title only.

Motion carried to adopt Resolution No. 16-7448, approve Purchase and Sale Agreement between the City of Covina and One Charter Oak, LLC, and to waive first reading and introduce Ordinance No. 16-2048, Public Hearing item PH 2, as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

CONTINUED BUSINESS – None.

NEW BUSINESS

NB 1. Introduction 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).

City Manager Miller provided a brief introduction, and an overview was presented by Public Works Director Foster.

A motion was made by Council Member Allen, seconded by Mayor Pro Tem Stapleton, to:

1. Waive full reading, read by title only, and introduce for first reading **Ordinance No. 16-2051** entitled, “AN ORDINANCE OF THE CITY OF COVINA ADDING SECTION 2.20.210 TO CHAPTER 2.20 (PURCHASING DIVISION) OF TITLE 2 (ADMINISTRATION AND PERSONNEL) OF THE COVINA MUNICIPAL CODE PROVIDING FOR JOINT PURCHASING AGREEMENTS WITH GOVERNMENTAL ENTITIES;” and
2. Authorize the Department of Public Works to schedule the second reading and adoption of the ordinance for the next Council meeting on January 19, 2016.

Motion carried for New Business item NB 1 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NB 2. Consideration of Resolution No. 16-7449 approving an employment agreement for the Interim Appointment for the position of Police Chief.

The staff report was presented by City Manager Miller.

A motion was made by Mayor Pro Tem Stapleton, seconded by Council Member Allen to:

1. Adopt **Resolution No. 16-7449**, appointing Kimber Raney as Interim Police Chief; and
2. Authorize the City Manager to approve a retired-annuitant employment agreement with Kimber Raney.

Motion carried for New Business item NB 2 as follows:

AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

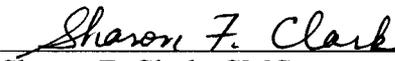
Mayor King announced that there will be a retirement recognition event for Chief Raney at the appropriate time, and expressed his appreciation for Chief Raney's leadership and service to the community.

Council Member Allen commented that Chief Raney is not only a great Chief of Police, but was also a great street cop.

ADJOURNMENT

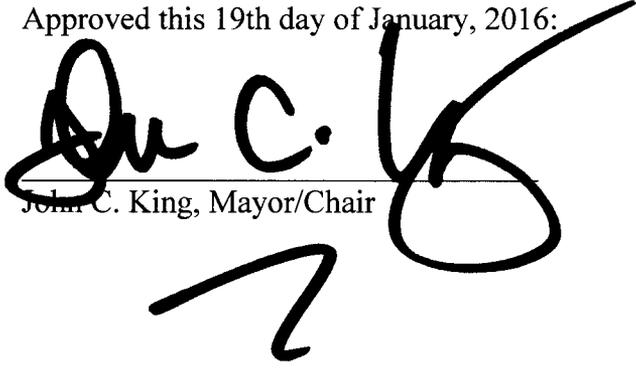
At 9:30 p.m., the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority adjourned to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, January 19, 2016, at 5:00 p.m., for study session in the Covina Library Community Room at 234 N. Second Avenue, Covina, California 91723; and 7:00 p.m. for closed session and 7:30 p.m., for open session inside the Council Chamber, 125 East College Street, Covina, California, 91723.

Respectfully Submitted:



Sharon F. Clark, CMC
Chief Deputy City Clerk

Approved this 19th day of January, 2016:



John C. King, Mayor/Chair