



## MINUTES OF MARCH 1, 2016

**SPECIAL STUDY SESSION MEETING OF THE COVINA CITY COUNCIL/  
SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY/COVINA  
PUBLIC FINANCING AUTHORITY/COVINA HOUSING AUTHORITY HELD IN THE  
COMMUNITY ROOM OF COVINA PUBLIC LIBRARY, 234 NORTH SECOND  
AVENUE, COVINA, CALIFORNIA**

### **CALL TO ORDER**

Mayor King called the Council/Agency/Authority meeting to order at 5:03 p.m.

The Pledge of Allegiance was led by Mayor King.

### **ROLL CALL**

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

**Councilmembers 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, Interim Police Chief Kim Raney, Public Works Director Siobhan Foster, Community Development Director Brian Lee, Parks and Recreation/Library Director Amy Hall-McGrade, Interim Finance Director Dennis Swink, Assistant to the City Manager Angel Carrillo, and Chief Deputy City Clerk Sharon F. Clark.

**PUBLIC COMMENTS** – None.

### **COUNCIL/AGENCY/AUTHORITY COMMENTS**

Councilmember Delach expressed her appreciation to attendees present to give their input.

**CITY MANAGER COMMENTS** – None.

### **NEW BUSINESS**

#### **NB 1. Covina Senior and Community Center Update.**

City Manager Miller introduced the item, explained that the project is in the beginning stages and the City is exploring alternatives relative to siting the new facility, and that there will be many opportunities for community to give input.

Public Works Director Foster provided a brief overview of the project process which includes evaluation of various sites and an extensive community engagement effort; addressed construction and parking impact concerns related to the proposed Covina Park location; explained that the intent is not to overburden Covina Park and to minimize the reduction of open space within the park as well as address current parking deficiencies by adding parking to support a new facility, while using sustainable materials to lessen the look of hardscape; that the City is also exploring joint parking arrangements with adjacent businesses and the hospital; and provided a brief summary of proposed changes to Kelby Park which would create a multipurpose field with a regulation-size softball field and soccer field overlay along with practice areas, which would be possible as removing the Joslyn Center would increase open space. In closing, she introduced Consultant David Goodale of Gonzalez Goodale Architects.

Mr. Goodale reiterated that planning is at a very early stage and their goal as architects is to study Covina Park as one possible location; that so far they have presented a first update to Council to introduce themselves, one community meeting to share guiding principles and a draft program outline; and that on March 21, 2016, there will be another community meeting. He presented goals for the new building to be multi-use and intergenerational with an emphasis on flow, a single, easily-supervised entry, harmonized with existing buildings and the neighborhood; that the total maximum would be 15,000-20,000 square feet; that it is not yet determined whether it will be a one or two-story building as a big footprint is not ideal; and that an initial four possible locations at this particular site has been refined to three preferred options. He explained design constraints that take into account maximum preservation of trees and minimizing residential impact including view and congestion; touched on opportunities including relocating the softball field, utilizing the children's play area which has no trees to remove, and the potential for parking collaboration; and explained the pros of each of three location options including layout and the massing of the building. In conclusion, he stated that options will continue to be presented to the community; and that styles considered would include Craftsman, Mediterranean Revival or French Tudor Cottage.

City Manager Miller explained that staff will refine needs for programming and the size of the building, and consider maintenance concerns; and will continue to collect input from the community and update Council.

Mayor King clarified that the City does not own some of the other property sites that have been suggested as possible locations for this facility, and that the use of redevelopment money limits where that money may be used.

Members of the public Ed Agbincola, Delphina Russell, Katy Phillips, Jeannine Mooneyham, Kaye Brann, Dr. Bruce Phillips, Paul Meyer, Doris Meyer, Bruce Burnett, Kevin Lee, Jack Rallo, Joan Kucharski, James White, Marilyn Kemp Humphrey, David Licorni, Matt Levonian, Jeri Brown, Armand Ramirez, Felicia G. Verdon, Bernabe Roybal, Glenn Reed, Nancy Herrin, Cathy Solorzano, Christine Arias, Harriet Sherry, and Vanessa Castaneda expressed support for the construction of a new senior center, but not in Covina Park; requested that Council not approve development for Covina Park due to concerns about parking issues, possible loss of green space, trees, and the scout hut, and diminishment of an historic park; commented on personal family history in Covina Park; suggested various alternative sites, and funding ideas to finance a new senior center such as a bond measure, selling other city-owned property; and using

commercially-zoned properties; and requested better communication from the City as to when this matter will be discussed.

Mayor King requested and received clarification from speaker Jeannine Mooneyham that the Covina Women's Club is interested in exploring the possibility of selling 128 S. San Jose to the City; and responded to comments made by speakers by explaining that siting for a new senior and community center has not been approved by Council, only a study to see what is possible including various locations; that Barranca Park is owned by the school district, not the City; and that property, not owned by the City, has been transferred to the Kia dealership. In closing, he expressed the Council's appreciation for all those who were present to give input and announced that more community meetings will be held.

Parks and Recreation/Library Director Hall-McGrade announced that community meetings would be held on March 21, 2016, at 7:00 p.m. at the Covina Park Recreation Hall; and on April 11, 2016, at 7:00 p.m. in the City Hall Council Chamber.

In response to a request from an attendee to receive more information via Facebook and the City website, Mayor King responded that the City will provide information through those avenues and repeated that no decision is being made at this meeting or at the following Council meeting tonight. Councilmember Allen explained that other Councilmembers may not participate along with Mayor King in responding to the public on Facebook, as that may result in a serial meeting in violation of the Brown Act.

City Manager Miller announced that anyone who wasn't able to attend tonight's meeting to comment in person may send communications to City staff who will see that it is forwarded to the Council.

Mayor King, in response to questions from attendees, pledged a public process; and explained that the City has the ability to webcast from the Council Chamber, but not from the Library's Community Room where the current meeting was taking place.

### **RECESS AND RECONVENE**

Mayor King recessed the meeting at 6:18 p.m. to allow those who would like to leave to exit the room, and reconvened the meeting at 6:20 p.m. with all councilmembers present.

### **NEW BUSINESS - CONTINUED**

#### **NB 2. Covina Town Center Specific Plan.**

City Manager Miller introduced the item and explained that this item had been scheduled for study as the City has been approached by various types of business interested in the downtown area and it may be prudent to review the uses currently permitted.

Member of the public Sean Callahan, a physical therapist located in West Covina, commented that he has desired to move his business to Covina for a long time, but zoning in Covina has been an issue for him and other colleagues; enumerated the benefits to Covina of bringing his practice to Downtown Covina; pointed out there is a very small area of medical zoning near

