



MINUTES OF FEBRUARY 16, 2016

REGULAR 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 5:11 p.m.

ROLL CALL

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

Councilmembers Absent: Walter Allen III.

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, Human Resources Director Danielle Tellez, Parks and Recreation/Library Director Amy Hall-McGrade, Police Captain Derek Webster, Assistant to the City Manager Angel Carrillo, and Chief Deputy City Clerk Sharon F. Clark.

PUBLIC COMMENTS – None.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Mayor Pro Tem Stapleton led the Pledge of Allegiance.

CITY MANAGER COMMENTS – None.

NEW BUSINESS

NB 1. Covina Community and Senior Center.

City Manager Miller introduced the item. Public Works Director Foster presented the staff report and introduced Armando Gonzalez, Principal, of Gonzalez Goodale Architects who presented a draft version of the presentation being prepared for the first community meeting about the new senior center, and distributed a printed version to participants and the public. In response to an inquiry by Mayor King, Mr. Gonzalez provided more detail about planning acoustics of the center to meet the specific needs of seniors and for consideration of multi-use spaces.

Member of the public Bill Robinson suggested moving the existing building to a new foundation closer to Barranca Avenue as a cost-saving measure.

City Manager Miller explained that the analysis of various consultants had concluded that it would be the most cost-effective to do a full rebuild of the project and told Mr. Robinson she would provide him with a copy of the report.

Discussion included suggestions on design for a Craftsman-style exterior, a round building, the inclusion of an inside cell tower, a second floor for other uses, and lots of windows; a desire to hear senior input on the design; the opportunity to allow local clubs such as Rotary and Kiwanis to use the new building; the desirability of a low-maintenance building and inter-generational design for future growth; planning for more tech-savvy seniors and outreach to determine why more seniors aren't participating in current programs; desire for a Lead-certified facility; planning for storage needs; and accommodation for billiards players and dance recitals.

Mr. Gonzalez and Project Manager Jake Shirvanyan responded to Council questions by clarifying the design will focus on senior *and* community needs and that the total square footage exceeds the original plan for 10,000 square feet; explained the envisioned uses of rooms, location of storage areas, and the importance of planning for how to get from one place to another; and noted that this is just a first look at possible design as there has not yet been dialogue with staff on uses.

Project Manager Shirvanyan presented siting options at Covina Park noting consideration of mature trees, parking areas, surrounding residential areas, and possible relocation of the playground area and softball field.

City Manager Miller explained that the goal is to move the softball field to Kelby Park and that two million dollars in funding has been requested from the County of Los Angeles.

Public Works Director Foster commented on the potential for using Fourth Avenue for parking and on minimizing parking encroachment on the park.

City Manager Miller stressed that the City recognizes there is an existing issue with parking and the reconfiguration of this park and addition of the community center provides an opportunity to address this issue and alleviate the parking impact for residents.

Discussion continued on possible locations for the new building with regard to parking; safety for pedestrians; relocation of the baseball field, basketball and tennis courts; noise-mitigation considerations; tree removal and planting new trees; multi-use open space areas; and completing improvements in phases.

In conclusion, City Manager Miller stated that Parks and Recreation staff will review existing uses at Covina Park and report back to Council at the March 1, 2016, study session meeting.

NB 2. Former K-Mart property reuse concept. Covina iTEC/Foothill Transit Park & Ride/Covina transit-oriented residential development project.

City Manager Miller introduced Attorney Mike Yoshiba of Richards, Watson, Gershon; Consultant Bill Kelly of Kelly Management Group, and Economic Development Consultant Barry Foster of HdL Consultants, who will be assisting the City with this project.

Community Development Director Lee presented the conceptual project and introduced representatives of project-participant entities: Public Outreach Consultants Peter Whittingham and Liz Ramirez of Curt Pringle & Associates; Deputy Executive Director Kevin McDonald and Director of Facilities Sharlane Bailey of Foothill Transit; and Vice-President of Forward Planning Lester Tucker and Senior Project Manager Matt Brady of MLC Holdings, Inc.

Public Outreach Consultant Ramirez presented the Covina Forward concept in designing land-use and an overview of the benefits of public/private partnership; the proposed Covina iTEC project; transit-oriented residential development; challenges of the project site; changes in the retail industry; and benefits to Covina such as providing a regional destination, enhanced regional image, and providing infrastructure/facilities that are currently lacking.

Community Development Director Lee presented conceptual site-plan designs; described the potential of the project for a business incubator to support start-up companies, local colleges, and students graduating who may work as entrepreneurs; explained that the residential component would be consistent in different site lay-out options; that the Foothill Transit component would have the same number of spaces in different layout & location options; and that the project would create an iconic visual statement.

Deputy Executive Director MacDonald presented Foothill Transit's mission statement, agency background, service area, proposed transit park & ride, similar transit projects, and conceptual designs.

Vice-President of Forward Planning Tucker commented on the residential component, explained that MLC Holdings is a subsidiary of Meritage Homes specializing in urban infill projects, and presented recent projects and conceptual imagery.

Community Development Director Lee summarized that the entitlement process is just beginning, and that this is an integrated project in which each component supports the others.

There were no public comments.

Discussion included this project putting Covina on the map; there is currently no event center in the general area; the project would facilitate commuting to Los Angeles; the potential for persuading regional groups such as the Council of Governments (COG) to relocate to this area; that the residential component would consist of an estimated 100 townhome units with three to four bedrooms and possibly some two-bedroom units; and that there are no designs yet.

City Manager Miller explained in early meetings MLC proposed a 100% residential project. That was not the City's vision for the community and MLC agreed. Additionally, the parties committed to a robust community engagement process. Through this process, design guidelines that will guide all components of the project will be developed.

Public Outreach Consultant Whittingham commented that robust community education will be rolled out and feedback received from the community in order to end up with a project the community embraces.

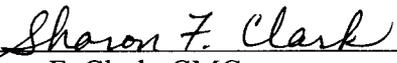
In response to a Council concern expressed about a bordering portion of the location being an eyesore, City Manager Miller reported that the City is continuing to have discussions with this property owner about the property and the proposed development.

In conclusion, City Manager Miller commented that the Council will be kept updated on the progress of the project including public outreach efforts and will start to see related items on the regular meeting agenda for action.

ADJOURNMENT

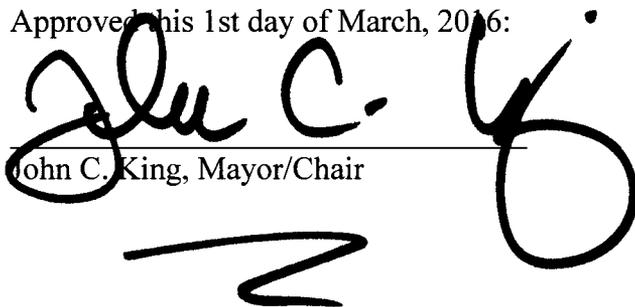
At 6:44 p.m., the meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority was adjourned to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, February 16, 2016, at 7:00 p.m. for closed session and at 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 1st day of March, 2016:



John C. King, Mayor/Chair