



MINUTES OF JULY 19, 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 Stapleton called the Council/Agency/Authority meeting to order at 5:22 p.m.

ROLL CALL

Councilmembers Present: Walter Allen III (arrived 5:50 p.m.), Peggy A. Delach, John C. King (arrived 5:30 p.m.), Mayor Pro Tem/Vice-Chair Jorge A. Marquez, and Mayor/Chair Kevin Stapleton.

Councilmembers Absent: None.

Elected Members Present: City Treasurer Geoffrey Cobbett and City Clerk Mary Lou Walczak.

Elected Members Absent: None.

Staff Members Present: Interim City Manager Don Penman, City Attorney Candice K. Lee, Interim Police Chief Kim Raney, Public Works Director Siobhan Foster, Community Development Director Brian Lee, Finance Director Anita Agramonte, Interim Finance Director Dennis Swink, and Chief Deputy City Clerk/Records Management Director Sharon F. Clark.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem Marquez.

PUBLIC COMMENTS

Arturo Nevarez, representing Assemblymember Roger Hernandez, announced that the District Office located in West Covina is open for business.

COUNCIL/AGENCY/AUTHORITY COMMENTS – None.

CITY MANAGER COMMENTS – None.

NEW BUSINESS

NB 1. Innovative Technology Event Center (iTEC) Project Update.

Interim City Manager Penman introduced the item.

The staff report was presented by Community Development Director Lee who introduced presenters Director of Facilities Sharlene Bailey and Deputy Executive Director Kevin McDonald from Foothill Transit, Vice President Forward Planning Lester Tucker of MLC Holdings, Inc., Public Relations Consultants Liz Ramirez and Peter Whittingham of Pringle & Associates, David Goodall of Gonzalez Goodall Architects, and City Consultants Barry Foster and Jim Williams.

Community Development Director Lee presented an overview of the project including the purpose, project-site property challenges, multiple agencies involved in the public/private partnership, residential and public components, and site location.

Pringle & Associates Public Relations Consultant Ramirez spoke on outreach efforts already undertaken and planned, and reported that feedback from adjacent residents and businesses showed concerns related to traffic, privacy, and public safety; and that businesses are excited about the project.

Community Development Director Lee commented that feedback received will be reflected in the ultimate design of the project, and that the project team will continually maintain dialogue with stakeholders and attempt to mitigate concerns through design and draft site-studies. He explained that the benefits of the project to the community will include creating economic opportunity and attracting new start-up businesses to Covina, and that the event center will provide a community asset and serve as a regional attraction.

Foothill Transit Director of Facilities Bailey presented event-center and plaza prototypes and a transit-center draft site plan. She commented on the benefits of a transit center to the City, explained the proposed bus-route service, and reported that Foothill Transit's bus fleet has no diesel buses, only compressed natural gas (CNG) and electric buses, and that by 2030 the fleet will be composed of all electric buses. Foothill Transit Architect William Todd explained design elements of the parking structure including solar canopies on the roof; an energy-efficient building; vertical elevation components; 400 parking spaces; vertical landscape and architectural elements and use of natural tones which will soften the structure; and retail and plaza integration with other project components. Mr. Todd concluded that design is still in the big-picture concept stage, and design elements are still being studied to break down the scale, and for security and safety incorporating openness so the area is not attractive to the homeless or loiterers.

MLC Holdings, Inc. Vice President Forward Planning Tucker presented the residential component site plan envisioning a paseo-oriented community with 117 residential units, pool and spa area, barbeque, shade structure with tables and chairs, restrooms, shower, pool equipment storage, and possibly an Home Owners Association (HOA) room; explained design elements, landscaping, and details of the planned 1710 to 2050 square feet three-story townhomes, and that design will provide interest and connectivity to the street, be transit-oriented and walkable to the Metrolink station. He concluded that the project is still in the design process with collaboration for cohesion in design elements between the entities.

Community Development Director Lee presented an economic-impact analysis; summary of projected revenue including property tax, utility users tax (UUT), and protected sales tax; and estimated job generation from the project.

Pringle & Associates Public Relations Consultant Whittingham commented on the next steps forward in public outreach: presentations, feedback to be received from the Chamber of Commerce, Rotary Club, community groups, Council of Governments, and at least one community meeting for all Covina residents; and stated the results will be shared with Council.

Community Development Director Lee presented the target dates for various stages of the project; touched on general plan and zoning amendments required; estimated that the construction schedule will begin in February 2017, with the residential and transit components completed by December 2018, and the City component schedule still to be determined; explained that as part of the Environmental Impact Report (EIR) the corner parcel will be considered, and that direct control of corner parcel has not yet been obtained; and summarized that the goals of the project are to provide a positive effect on existing businesses, and create residential and business opportunities.

Mayor Pro Tem Marquez commended the presentation and asked about what can be done to ensure the homes have privacy.

MLC Holdings, Inc. Vice President Forward Planning Tucker explained that the plan is to create side-on conditions to minimize new homes looking directly into existing homes.

Mayor Pro Tem Marquez expressed concern with the parking situation and asked how much a parking permit for the structure will be and how to limit cars parking in neighborhoods instead of the parking structure.

Community Development Director Lee responded that the 400-space parking structure will be adequate for Foothill Transit needs, and Foothill Transit Deputy Executive Director McDonald explained that with the construction of the parking structure, current stops on the street are to be eliminated in favor of the transit center so there will be no reason for riders to park on the street.

In response to a question from Councilmember Delach about the fee to park in the structure, Deputy Executive Director McDonald replied that there is no fee.

Mayor Pro Tem Marquez asked if it is possible to hold off on the City portion of the project for several years due to budget constraints. Community Development Director Lee responded that the City will have time to study various options and that the development agreement does not require the City to construct the City component leaving time to plan how to finance and construct it.

MLC Holdings, Inc. Vice President Forward Planning Tucker explained that MLC Holdings, Inc. does have a sunset on the opportunity, must complete entitlements for their project by December 20, 2016, and expressed appreciation for City staff's work.

Councilmembers Delach, King, and Allen and Mayor Stapleton commented on the importance of including the corner parcel in the project. Community Development Director Lee explained that as part of the entitlement process and EIR, the corner parcel owner will be notified and have the opportunity to comment; that staff will not proceed until the entire council agrees on how to handle the matter; that the corner is important from a design perspective; and that the neighbors have expressed interest in a change in that corner.

Councilmember Allen expressed concern with the quality of construction and sound-proofing, especially for units along Citrus Avenue.

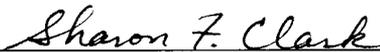
MLC Holdings, Inc. Vice President Forward Planning Tucker responded that the Building Code dictates minimum requirements for soundproofing, that his company has developed many projects, and is very familiar with the usual concerns, including pets, parties, and pools.

Interim City Manager Penman clarified that the recording of the City and Foothill Transit parcels would be concurrent per the development agreement, and funding for the construction of the proposed City facilities would require additional study pertaining to the City taking ownership of the City parcel.

ADJOURNMENT

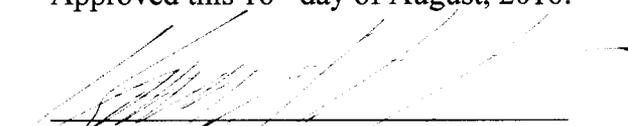
At 6:19 p.m., the meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority was adjourned to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, July 19, 2016, at 6:30 p.m. for closed session 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 16th day of August, 2016:



Kevin Stapleton, Mayor/Chair