



City of Covina/Covina Redevelopment
Agency/Covina Public Finance
Authority/Covina Housing Authority
Mayor John King – Mayor Pro Tem Kevin Stapleton
Council Members Walt Allen, III – Peggy Delach – Bob Low

REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
Tuesday, June 21, 2011
6:30 p.m.

- **The City Council/Redevelopment Agency/Public Finance Authority/Housing Authority will meet in closed session from 6:30 p.m.-7:30 p.m.**
- As a courtesy to Council/Agency/Authority Members, staff and attendees, everyone is asked to silence all pagers, cellular telephones and any other communication devices.
- 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.
- Please provide 10 copies of any information intended for use at the Council/Agency/Authority meeting to the City Clerk prior to the meeting.
- **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. Services such as American Sign Language interpreters, a reader during the meeting, large print copies of the agenda and assisted listening devices are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
- **DOCUMENT AVAILABILITY:** Any writings or documents provided to a majority of the Council/Agency/Authority regarding any item on this agenda will be made available for public inspection at the City Clerk counter at City Hall located at 125 E. College Street and the Reference Desk at the Covina Library located at 234 North Second Avenue during normal business hours. In addition, such writings and documents are available in the City Clerk's Office and may be posted on the City's website at www.covinaca.gov.
- Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the City Council/Redevelopment Agency/Public Finance Authority/Covina Housing Authority unless listed on agenda, which has been posted not less than 72 hours prior to 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 Deputy City Clerk of the Covina City Council hereby declares that the agenda for the **June 21, 2011**, meeting was posted on **June 16, 2011** near the front entrance of the City Hall, 125 East College Street, Covina, in accordance with Section 54954.2(a) of the California Government Code.

June 21, 2011

**CITY COUNCIL/REDEVELOPMENT AGENCY/
COVINA PUBLIC FINANCE AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—CLOSED SESSION
6:30 p.m.**

CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Allen, Delach, Low, Mayor Pro Tem/Vice Chairperson Stapleton and Mayor/Chairperson 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/Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to Closed Session for the following:

CLOSED SESSION

- A. G.C. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Negotiations to include both price and terms:
 - Property: Northeast Corner San Bernardino Road and Park Ave. (APN 8430-024-012)
 - Negotiating parties: Hassen Development
 - Agency negotiator: Community Development/CRA Deputy Director Robert Neiuber

- B. G.C. §54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Negotiations to include both price and terms:
 - Property: 626 and 620 S. Citrus (APN 8451-001-911)
 - Negotiating parties: Greg Bozzani
 - Agency negotiator: Community Development/CRA Deputy Director Robert Neiuber

- C. G.C. §54956.9(b) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
 - Significant exposure to litigation
 - Number of potential cases: 1 (one)

RECESS

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

CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Allen, Delach, Low, Mayor Pro Tem/Vice Chairperson Stapleton, and Mayor/Chairperson King

PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem Stapleton

INVOCATION

Led by Covina Police Chaplain David Truax

PRESENTATIONS

- Presentation – Award check to Habitat for Humanity
- Presentation – Award check to YWCA San Gabriel Valley for the WINGS domestic violence home

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 City Council/Redevelopment Agency/Public Finance Authority/Housing 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/Redevelopment Agency/Public Finance Authority/Housing 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. City Council to approve payment of demands in the amount of \$3,527,896.30.

CC 2. City Council to authorize staff to advertise for interest and accept applications for scheduled vacancies of the City of Covina Boards, Commissions and Committees.

- CC 3.** City Council to determine satisfaction of Note and program requirements and terms for the program participants of the Community Development Block Grant Special Economic Development Program.
- CC 4.** City Council to receive and file the monthly Strategic Plan update.
- CC 5.** City Council to receive and file a report regarding potential fiscal impacts resulting from State legislative action.
- CC 6.** City Council to receive and file the Public Works Department monthly report.
- CC 7.** City Council to consider rejection of all bids for Auxiliary Power Systems for Various Water Reservoir Sites and City Yard, Project F-1104.
- CC 8.** City Council to consider the reclassification of Senior Account Technician to Payroll Technician and authorize the creation of a Senior Human Resources Analyst classification.
- CC 9.** City Council to approve a non-exclusive license agreement for the Operation of a Mobile Food Facility at 600 North Citrus Avenue to Shilo Smoothies, LLC, dba, Maui Wowi Hawaiian.
- CC 10.** City Council to adopt **City Resolution No. 11-6969**, authorizing the write-off of certain delinquent accounts as of June 30, 2011.
- CC 11.** City Council to adopt **City Resolution No. 11-6977**, approving Final Tract Map 71264 and accepting an easement for emergency vehicular ingress and egress purposes and fire lane purposes as dedicated – Citrus Walk.
- CC 12.** City Council to adopt **City Resolution No. 11-6978**, approving Program Supplement Agreement N012 to Administering Agency-State Agreement for Federal-Aid Projects No. 07-5118R with Caltrans for Federal-Aid Project No. STPL-5118(017); the resurfacing of Puente Street, Project P-1002.
- CC 13.** Redevelopment Agency to approve Payment of Demands in the amount of \$351,072.21.
- CC 14.** City Council/Redevelopment Agency to adopt **City Resolution No. 11-6983**, approving and authorizing loans to the Covina Redevelopment Agency for Fiscal Year 2011-2012; and adopt **Agency Resolution No. 11-682**, approving and authorizing execution of Promissory Notes made by the Agency to the City of Covina for Fiscal Year 2011-2012.
- CC 15.** City Council/Redevelopment Agency to award bid for Shoppers Lane Parking Lot Public Improvements – Project No. P-1009 to Gentry Brothers, Inc., as the only responsive and responsible bidder in the amount of \$269,370.

PUBLIC HEARING

PH 1. Public Hearing of the City Council to consider application Variance 10-011 related to single family residence located at 247 East Edna Place and determine if the required findings can be justified.

Staff Recommendation:

- a) City Council to open the public hearing and take public testimony; and
- b) Consider application VAR 10-011, a Variance to exceed the permitted 35 percent maximum land coverage of all buildings in the R-1-7500 Single Family Residential Zone, to exceed the accessory building height, to exceed the floor area of accessory building(s), to reduce the required five (5) foot side yard area and to reduce the required fire safety access for the R-1-7500 Residential Zone. The buildings that would be subject to the variance include, an addition of 284 square feet, the existing house, a new 230 square foot covered patio, a new garage addition of 525 square feet, the existing garage and an existing covered porch; and
- c) Close the public hearing; determine if the required findings can be made. If the Council wishes to approve the application and related environmental document, it can do so this evening. If the Council wants to approve the application with the new changes that the applicant has suggested, it can do so tonight. If the Council wants to refer this back to the Planning Commission to consider the changes, it can do so tonight. If the Council wishes to deny the application, the Council should continue this matter to allow staff the time to prepare the appropriate resolution for denial.

PH 2. Public Hearing of the City Council to consider the levy and collection of assessments for Covina Landscaping District No. 1 for the 2011-2012 fiscal year.

Staff Recommendation:

- a) City Council to open the public hearing and take public testimony, and
- b) City Council to adopt **City Resolution No. 11-6979**, confirming the diagram and assessment from the Engineer's Report dated May 17, 2011, and ordering the levying of assessments on the Covina Landscaping District No. 1 for the 2011-2012 Fiscal Year.

PH 3. Public Hearing of the City Council to consider the levying of assessments for Covina Lighting District No. 1978-1979 for the 2011-2012 fiscal year.

Staff Recommendation:

- a) City Council to open the public hearing and take public testimony, and
- b) City Council to adopt **City Resolution No. 11-6980**, confirming the diagram and assessment from the Engineer's Report dated May 17, 2011 and ordering the levying of assessments for Covina Lighting District No. 1978-79 for the 2011-2012 Fiscal Year.

PH 4. Public Hearing of the City Council to consider the levying and collection of assessments for Vehicle Parking District No. 1 for the 2011-2012 fiscal year.

Staff Recommendation:

- a) City Council to open the public hearing and take public testimony, and
- b) City Council to adopt **City Resolution No. 11-6981**, confirming the Engineer's Report dated May 17, 2011, and ordering the levying and collection of assessments for Vehicle Parking District No. 1 for the 2011–2012 Fiscal Year.

NEW BUSINESS

NB 1. City Council to consider making appointment to the Cultural Arts Advisory Commission.

Staff Recommendation:

- a) City Council to consider appointing Jennifer Dana to the Cultural Arts Advisory Commission.

NB 2. City Council to introduce and waive further reading of **Ordinance No. 11-1996**, repealing Section 17.62.193 of Chapter 17.62 and adding Chapter 17.65 to Title 17 (Zoning) of the Covina Municipal Code in order to update the City's regulations for wireless communication facilities and making various conforming changes to Title 17 (Zoning) of the Covina Municipal Code.

Staff Recommendation:

- a) City Council to introduce and waive further reading of **Ordinance No. 11-1996**, first reading of ordinance repealing Section 17.62.193 of Chapter 17.62 and adding Chapter 17.65 to Title 17 (Zoning) of the Covina Municipal Code in order to update the City's regulation for wireless communication facilities and making various conforming changes to Title 17 (Zoning) of the Covina Municipal Code.s

NB 3. City Council to introduce and waive further reading of **Ordinance No. 11-1997**, amending Chapter 5.36 of Title 5 (Business Licenses and Regulations) of the Covina Municipal Code pertaining to regulation of massage practitioners and massage establishments and amending portions of Title 17 (Zoning) of the Covina Municipal Code reclassifying "Barber and Beauty Shops" as Conditional uses.

Staff Recommendation:

- a) City Council to introduce and waive further reading of **Ordinance No. 11-1997**, first reading of amending Chapter 5.36 of Title 5 (Business Licenses and Regulations) of the Covina Municipal Code pertaining to regulation of massage practitioners and massage establishments and amending portions of Title 17 (Zoning) of the Covina Municipal Code reclassifying "Barber and Beauty Shops" as Conditional uses.

CONTINUED BUSINESS

CB 1. Second reading and adoption of **Ordinance No. 11-1995**, amending various Covina Municipal Code provisions relating to activities in public parks.

Staff Recommendation:

a) City Council to pass and adopt **Ordinance No. 11-1995**, amending various Covina Municipal Code provisions relating to activities in public parks.

CB 2. City Council/Redevelopment Agency to consider adoption of the City of Covina and Covina Redevelopment Agency Annual Budget for the Fiscal Year commencing July 1, 2011 and ending June 30, 2012.

Staff Recommendation:

a) City Council to adopt **City Resolution No. 11-6982**, adopting the City of Covina budget for July 1, 2011 through June 30, 2012.

b) Redevelopment Agency to adopt **Agency Resolution No. 11-684**, adopting the Covina Redevelopment Agency budget for July 1, 2011 through June 30, 2012.

ADJOURNMENT

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to its next regular meeting, **Tuesday, July 5, 2011** at 6:30 p.m. for closed session and at 7:30 p.m. for open session in the Council Chamber of City Hall, 125 East College Street, Covina, California, 91723.