



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, December 6, 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](http://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 **December 6, 2011**, meeting was posted on **December 1, 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.

*December 6, 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. §54956.9(a) – CONFERENCE WITH LEGAL COUNSEL – Existing Litigation  
Case name: In Re Hassen Imports Partnership: Bankruptcy Case No. 2:11-bk-42068-ER
- B. G.C. §54956.9(a) – CONFERENCE WITH LEGAL COUNSEL – Existing Litigation  
Case name: City of Covina v. Hassen Imports Partnership (Case No. TBD)

**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 King

## **INVOCATION**

Led by Covina Police Chaplain Jerry Gunderson

## **PRESENTATIONS**

- Presentation – Holiday Music by the Charter Oak High School Choir
- Presentation – Covina Police Department Volunteer of the Year, Sal Arrivillaga

## **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 a/re 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 the minutes from the November 15, 2011 regular meeting of the City Council/Redevelopment Agency/Public Finance Authority/Housing Authority.
- CC 2.** City Council to receive and file the Quarterly Report of the Treasurer to the City Council for the quarter ended September 30, 2011.
- CC 3.** City Council to receive and file the Fiscal Year 2010-2011 1st Quarter Update on Major Funds.
- CC 4.** City Council to accept a letter of resignation from Mr. Stuart Santana of the Cultural Arts Advisory Commission and direct staff to post a notice of unscheduled vacancy.

- CC 5. City Council to approve a Determination of Satisfaction of Note and program requirements and terms for the program participants of the Community Development Block Grant Special Economic Development Program.
- CC 6. City Council to approve a request by The Man-e Moreno Foundation for exemption from the City's business license tax for calendar year 2011 for the organization located at 542 North Second Avenue, Covina.
- CC 7. City Council to approve revisions of the Economic Development Loan/Grant Policy for the Economic Development Program funded through Community Development Block Grant funds.
- CC 8. City Council to adopt **City Resolution No. 11-7028**, amending the fiscal year 2011-2012 Police Department Budget to reflect an appropriation to purchase asset management software and hardware.
- CC 9. City Council to authorize the City Manager to execute Professional Service Agreements with Willdan Financial Services for the assessment and potential formation of a Citywide Street Lighting Assessment District; and adopt **City Resolution No. 11-7029**, authorizing an adjustment to fiscal year 2011/2012 budget.
- CC 10. Redevelopment Agency to receive and file the Quarterly Report of the Treasurer to the Covina Redevelopment Agency for the Quarter Ended September 30, 2011.
- CC 11. Redevelopment Agency to adopt **Agency Resolution No. 11-695**, amending fiscal year 2011-2012 Covina Redevelopment Agency operating budget to reflect an appropriation of funds for completion of Shopper's Lane Parking Lot Public Improvements.

## **PUBLIC HEARING**

- PH 1. City Council to consider an appeal of Conditional Use Permit 11-006 – A request to establish a proposed full-service restaurant with outdoor and sidewalk dining, alcohol service and entertainment located at 211 N. Citrus Avenue and determine if the required findings can be justified.
  - a.) Receive the staff report, open the Public Hearing and consider testimony in the following order;
    1. Presentation from Appellant, Raul Trevino (Suggested time – 15 minutes);
    2. Rebuttal by Applicant, JP United LLC., DBA: Red (Suggested time – 15 minutes);
    3. Questions from City Council;
    4. Public comments and other interested party comments (5 minutes per party);
    5. Additional questions from City Council to staff, Appellant and/or Applicant; and
    6. Close Public Hearing.
  - b.) Discussion and deliberation by City Council. If the Council wishes to approve the application, it can do so this evening. 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.

## **NEW BUSINESS**

**NB 1.** City Council to consider approval of use of funds from the Community Development Block Grant 2011-2012 funding allocation through the Special Economic Development Program for JP United, LLC, doing business as, RED, located at 211 N. Citrus Avenue, Covina.

**Staff Recommendation:**

City Council to approve the Community Development Block Grant award of \$100,000 between the City of Covina and JP United, dba, RED, contingent upon execution of a Guarantee of Note by the owners, and authorize the City Manager or his designee to execute the documents necessary to complete the grant/loan transactions when all conditions are met.

**NB 2.** City Council to Award of Bid for the project titled, City Sewer System Replacement Project.

**Staff Recommendation:**

City Council to Award of Bid for the project titled, City Sewer System Replacement Project, Project No. S-1112.

**NB 3.** City Council to introduce an Ordinance amending Section 7.04.010 of Title 7 of the Covina Municipal Code.

**Staff Recommendation:**

City Council to introduce **Ordinance No. 11-2003**, amending Section 7.04.010 of Title 7 of the Covina Municipal Code by incorporating by reference amendments to Chapter 10.37 of Title 10 of the Los Angeles County Code, in order to update the City's animal control ordinance pertaining to potentially dangerous and vicious dogs.

## **ADJOURNMENT**

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to its next regular meeting, **Tuesday, December 20, 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.