



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

REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chambers of City Hall
Tuesday, December 7, 2010
6:30 p.m.

- **The City Council/Redevelopment Agency 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 City Council, Redevelopment Agency, and Public Finance 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 City Council/Covina Redevelopment Agency/Covina Public Finance 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 Department at (626) 384-5430. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are now available. Please see the City Clerk before the meeting or during a break for more information.
- **DOCUMENT AVAILABILITY:** Any writings or documents provided to a majority of the City Council/Redevelopment Agency/Public Finance 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 N. 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 <http://www.covinaca.gov/clerk/agendas.htm>.
- Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the City Council/Redevelopment Agency/Public Finance 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 7, 2010** Regular City Council meeting was posted on **December 2, 2010, 2010** near the front entrance of the City Hall, 125 East College Street, Covina, in accordance with Section 54954.2(a) of the Government Code.

December 7, 2010

**CITY COUNCIL/REDEVELOPMENT AGENCY
JOINT MEETING—CLOSED SESSION
6:30 p.m.**

CALL TO ORDER

ROLL CALL

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

PUBLIC COMMENTS

The Public is invited to make comment on Closed Session items only at this time. To address the Council/Agency, 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 and Redevelopment Agency 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:
DESIGNATED REPRESENTATIVE: Robert Neuber, Comm. Development Director
- Covina Valley Unified School District – 120 East School Street (APN 8430-027-900)
 - Covina Valley Unified School District – Vacant Land South Side Puente Street at Third Avenue (APN: 8444-021-904)
 - Mercy Moreno – 147-151 East College Street (APN 8445-001-918)
 - Geoffrey Scott – 542 N. Cabernet (APN 8431-014-089)
 - The Olson Company – 322 North Citrus Avenue (APN 8430-027-017)
 - The Olson Company – 316 North Citrus Avenue (APN 8430-027-907)
 - The Olson Company – 300 North Citrus Avenue (APN 8430-027-023)
 - The Olson Company – 312 North Citrus Avenue (APN 8430-027-906)
- B. G.C. §54956.9(c) – CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation
Number of Cases: One (1)

RECESS

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

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Council Member Low

INVOCATION

Led by the Covina Police Chaplain Jerry Gunderson.

PRESENTATIONS

1. Presentation of Automated Meter Reading System.
2. Presentation of coupon "Dinner for Two at Covina Restaurants" to the winner of the ShopCovina.org contest.

PUBLIC COMMENTS

To address the City Council/Redevelopment Agency/Public Finance 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 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 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 votes on them, unless a member of the Council/Agency requests a specific item be removed from the consent calendar for discussion.

- CC 1. City Council to approve the Minutes of the November 16, 2010 Regular City Council/Redevelopment Agency/Public Finance Authority Meeting.
- CC 2. City Council to receive and file Fiscal Year 2010-2011 1st Quarter Update on Major Funds.
- CC 3. City Council to receive and file the 2nd Quarter Sales Tax Report.
- CC 4. City Council to receive and file the report of the 2010 California Public Employers Labor and Relations Association (CalPelra) Conference.
- CC 5. City Council to receive and file the report on the Fueling Station Upgrade.
- CC 6. City Council to approve the Memorandum of Understanding for the 2011 Greater Los Angeles Homeless Count Opt-In Program with the Los Angeles Homeless Services Authority.
- CC 7. City Council to approve the use of funds from the Community Development Block Grant 2010-2011 funding allocation for Special Economic Development.
- CC 8. City Council to adopt **Resolution No. 10-6911**, recognizing a "Day without a Bag" in the City of Covina.
- CC 9. City Council to adopt **Resolution No. 10-6899**, approving and adopting an amended Conflict of Interest Code pursuant to the Political Reform Act of 1974.
- CC 10. City Council to adopt second reading of **Ordinance No. 10-1987**, amending Title 11 of the Covina Municipal Code Pertaining to Controls in Public Rights-of-Way.
- CC 11. City Council to consider adopting **Urgency Ordinance No. 10-1989**, to amend the Contract between the City of Covina and Public Employment Retirement System (PERS) to provide a 3% at 55 retirement formula for Sworn Employees hired after January 1, 2011.
- CC 12. City Council/Redevelopment Agency to approve a Right of Entry Agreement with the Olson Company to remove items from the public right of way at the Olson Citrus Walk project site and authorize the Executive Director to execute the agreement.
- CC 13. Redevelopment Agency to Amend the Relocation and Lease Termination Settlement Offer/Settlement Agreements with Private Beach Tanning, Salon Cielo, and Le Petit as part of the Olson Citrus Walk Project.

CC 14. Redevelopment Agency consideration of award of public works contract for at-grade demolition of Olson Citrus Walk Project site, approval of **Agency Resolution No. 10-646**, and authorization for Executive Director to execute the agreement.

PUBLIC HEARING

PH 1. City Council to conduct a Public Hearing to consider adoption of **Ordinance No. 10-1990**, second reading regarding adopting the 2010 California Administrative, Building, Residential and Green Building Codes, et al., and the 2011 Los Angeles County Fire Code by reference and amending Title 14, Buildings and Construction, of the Covina Municipal Code.

PH 2. City Council to conduct a Public Hearing to consider application Conditional Use Permit 10-008 and Variance 10-002 and Negative Declaration related to the wireless communication facility located at 1288 North Bonnie Cove Circle and determine if the required findings can be justified.

Staff Recommendation:

- a) Open the Public Hearing and consider public testimony; and
- b) Consider application CUP 10-008, a Conditional Use Permit for the construction and operation of a 50-foot high, monopine-type wireless communication facility and associated equipment; and
- c) Consider application VAR 10-002, a Variance for a) the height of the communication facility; and b) the setbacks of the communication facility from Bonnie Cove Avenue and from Cienega Street; and
- d) Close the Public Hearing, determine if the required findings can be made and approve or deny the application and related environmental document.

PH 3. City Council to conduct a Public Hearing to consider application Conditional Use Permit 10-010 and Variance 10-004 and Negative Declaration related to the wireless communication facility located at 1175 East Garvey Avenue and determine if the required findings can be justified.

Staff Recommendation:

- a) Open the Public Hearing and consider public testimony; and
- b) Consider application CUP 10-010, a Conditional Use Permit for the construction and operation of a 55-foot high, monopine-type wireless communication facility and associated equipment and the installation of compact parking; and
- c) Consider application VAR 10-004, a Variance for a reduction in the setbacks of the communication facility and the equipment from Garvey Avenue; and
- d) Close the Public Hearing, determine if the required findings can be made and approve or deny the application and related environmental document.

PH 4. City Council to conduct a Public Hearing to adopt the General Plan Amendment updating the City of Covina Housing Element and the related environmental documents and resolutions.

Staff Recommendation:

- a) Open the Public Hearing and consider public testimony and close the Public Hearing; and
- b) Adopt a Negative Declaration of Environmental Impact and Initial Study of the draft Housing Element; and
- c) Adopt General Plan Amendment 08-001, updating the City of Covina Housing Element for the period of 2008-2014. The policies and implementing programs contained in this Housing Element will serve as the City's blueprint in defining how the existing housing stock in Covina is to be maintained and conserved while facilitating new residential development in accordance with the State of California Planning and Zoning Laws and the regulations of Sections 65580 through 65589.5 of the California Government Code; and
- d) Adopt **Resolution No. 10-6912**, approving the General Plan Amendment 08-001 adopting the 2008-2014 Housing Element of the General Plan.

NEW BUSINESS

- NB 1. City Council to receive a demonstration of Downtown Covina Base Circulation Computer Model.
- NB 2. City Council/Public Finance Authority consideration of authorizing the issuance of Water Revenue Bonds and other related official actions.

Staff Recommendation:

- a) Adopt **City Resolution No. 10-6915**, authorizing proceedings and agreements relating to the financing of water system improvements, approving issuance and sale of bonds by the Covina Public Financing Authority, approving an official statement and authorizing official actions; and
 - b) Adopt **Public Financing Authority Resolution No. 10-10**, authorizing the issuance of its water revenue bonds in one or more series in an aggregate principal amount of not to exceed \$15,000,000 in connection with the financing of certain improvements of benefit of the water system of the City of Covina, authorizing and directing execution of an indenture of trust, an installment purchase agreement and an agency agreement authorizing the sale of the bonds, approving a bond purchase agreement and an official statement, and authorizing official actions and execution of related documents.
- NB 3. City Council to consider adopting **Interim Urgency Ordinance No. 10-1991**, establishing a 45-day moratorium on the permitting of new standalone wireless communication facilities.

Staff Recommendation:

That the City Council:

- (1) Waive first reading, read by title only and adopt the attached interim urgency ordinance No. 10-1991 (Exhibit "A") establishing a 45-day moratorium on the permitting of new standalone wireless communications facilities.
- 2.) Direct staff to study revisions to the City's existing zoning regulations to address standalone wireless communications facilities.

ADJOURNMENT

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority will adjourn to its Regular meeting on **Tuesday, December 21, 2010** at 6:30 p.m. for closed session and at 7:30 p.m., for open session in the Council Chambers of City Hall, 125 E. College Street, Covina, California 91723.