



City of Covina/Covina Redevelopment

Agency/Covina Public Finance

Authority/Covina Housing 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 Chamber of City Hall

Tuesday, March 1, 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 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/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 **March 1, 2011**, meeting was posted on **February 24, 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.

March 1, 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, 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/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
Designated Representative: Robert Neiuber, Comm. Development/CRA Deputy Director
Negotiations to include both price and term:
 - Greg Bozzani – 626 and 602 South Citrus (APN: 8451-001-911)

- B. G.C. §54956.9(a) – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Name of case: NRDC & Baykeeper v. County of Los Angeles et al.

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, Low, Stapleton, Mayor Pro Tem/Vice Chairperson King, and Mayor/Chairperson Delach

PLEDGE OF ALLEGIANCE

Led by Council Member Low.

INVOCATION

Led by Dr. Patricia Venegas, Covina Police Chaplain.

PRESENTATIONS

- Recognition of the 2011 YWCA Women of Achievement Award Recipient – Dolores "Dee" M. Grammatikas
- Certification of Recognition
- Recognition of the Northview High School Wrestling Team
- Presentation - Golden State Water Company – Benjamin Lewis, District Manager
- Citrus Walk Project Update

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 the Minutes of the February 1, 2011 Regular Meeting of the City Council/Covina Redevelopment Agency/Covina Public Finance Authority.
- CC 2. City Council to approve a Professional Services Agreement with Andy de Silva for Project Management Services.

- CC 3. City Council/Redevelopment Agency to adopt **City Resolution No. 11-6934 and Agency Resolution No. 11-658**, approving a transfer of Project Area One and Project Area Two funds to allow the Parks and Recreation Department to plan and carryout Redevelopment Agency outreach events like Thunderfest, the Farmer's Market, and other family oriented events to promote the Redevelopment Project Areas of the City and aid in the elimination of blight during the 2011 calendar year.
- CC 4. Redevelopment Agency to approve a request for rent reduction by PRY Properties, tenant of the property located at 528 South Citrus Avenue, location of Bozzani Volkswagen.

CONTINUED PUBLIC HEARING

CPH 1. City Council to conduct a Continued Public Hearing to consider application Conditional Use Permit 10-008, Variance 10-002 and Negative Declaration related to the wireless communication facility located at 1288 North Bonnie Cove Avenue and determine if the required findings can be justified.

Staff Recommendation:

- a) Conduct the Public Hearing and consider public testimony; and
- b) Continue the Public Hearing to the meeting of April 5, 2011.

CPH 2. City Council to conduct a Continued Public Hearing to consider application Conditional Use Permit 10-010, 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) Conduct the Continued Public Hearing and consider public testimony; and
- b) Continue the Public Hearing to the meeting of March 15, 2011.

JOINT PUBLIC HEARING

JPH 1. City Council/Redevelopment Agency/Housing Authority to hold a joint public hearing to consider the Disposition and Development Agreement between the Agency and Maria Mercy Moreno for the property at 147-151 East College Street, Covina.

Staff Recommendation:

- a) Open the public hearing and consider public testimony; and
- b) City of Covina to adopt **City Resolution No. 11-6935**, approving the sale of real property by the Covina Redevelopment Agency pursuant to that certain Disposition and Development Agreement between the Covina Redevelopment Agency and Maria Mercy Moreno; and
- c) Covina Redevelopment Agency to adopt **Agency Resolution No. 11-659**, approving the sale of real property by the Covina Redevelopment Agency pursuant to that certain Disposition and Development Agreement between the Covina Redevelopment Agency and Maria Mercy Moreno, and authorizing assignment of the Disposition and Development Agreement; and
- d) Covina Housing Authority to adopt **Authority Resolution No. 11-002**, accepting assignment of that certain Disposition and Development Agreement between the

Covina Redevelopment Agency and Maria Mercy Moreno for property located at 147-151 East College Street, Covina.

JPH 2. City Council/Redevelopment Agency to conduct a joint public hearing to authorize the transfer of Redevelopment Agency properties described as Assessor Parcel Numbers: 8451-001-912, 8444-021-904, 8431-014-904, 8430-026-900, 8429-009-900, 8447-031-901 and 8445-009-909 from the Agency to the City.

Staff Recommendation:

- a) Open the public hearing and consider public testimony; and
- b) City Council to adopt **City Resolution No. 11-6936**, making certain findings pursuant to California Health and Safety Code Sections 33430 and 33431 in connection with the Covina Redevelopment Agency's transfer of certain public properties within Covina Revitalization Redevelopment Project No. One and project No. Two to the City of Covina; and
- c) Covina Redevelopment Agency to adopt **Resolution No. 11-660**, making certain findings pursuant to California Health and Safety Code Sections 33430 and 33431 in connection with the Covina Redevelopment Agency's transfer of certain public properties within Covina Revitalization Redevelopment Project No. One and Project No. Two to the City of Covina.

JPH 3. City Council/Redevelopment Agency/Housing Authority to authorize the transfer of Redevelopment Agency properties described as Assessor Parcel Numbers 8445-001-918 and 8434-002-904 from the Redevelopment Agency to the Covina Housing Authority.

Staff Recommendation:

- a) Open the public hearing and consider public testimony; and
- b) City Council to adopt **City Resolution No. 11-6937**, approving the transfer of certain real properties owned by Covina Redevelopment Agency within and outside the Covina Revitalization Redevelopment Project No. One and Project No. Two to the Covina Housing Authority pursuant to California Health and Safety Code Sections 33430, 33431, 33445 and 33445.1 and making certain findings with regard thereto; and
- c) Covina Redevelopment Agency to adopt **Agency Resolution No. 11-661**, approving transfer Agency owned real properties within and outside the Covina Revitalization Redevelopment Project No. One and Project No. Two to the Covina Housing Authority pursuant to California Health and Safety Code Sections 33430, 33431, 33445 and 33445.1 and making certain findings with regard thereto; and
- d) Covina Housing Authority to adopt **Authority Resolution No. 11-003**, accepting the transfer of certain real properties owned by the Covina Redevelopment Agency within and outside the Covina Revitalization Redevelopment Project No. One and Project No. Two.

ADJOURNMENT

The Covina City Council/Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to its next regular meeting, **Tuesday, March 15, 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.