



**MINUTES OF OCTOBER 18, 2016**  
**SPECIAL JOINT 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 5:00 p.m. with Councilmember King, Mayor Pro Tem Marquez, and Mayor Stapleton present, and announced that Councilmember Allen would be arriving shortly and Councilmember Delach was participating by teleconference from The Westin Ka'anapali, 6 Kai Ala Drive, Room 2220, Lahaina, HI.

**ROLL CALL**

**Councilmembers Present:** Walter Allen III (arrived 5:08 p.m.), John C. King, Mayor Pro Tem/Vice-Chair Jorge A. Marquez, and Mayor/Chair Kevin Stapleton.

**Councilmember Participating by Telephonic Conference:** Peggy A. Delach.

**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, Police Chief John Curley, Public Works Director Siobhan Foster, Community Development Director Brian Lee, Finance Director Anita Agramonte, Parks and Recreation/Library Director Amy Hall-McGrade, Human Resources Director Danielle Tellez, and Chief Deputy City Clerk/Records Management Director Sharon F. Clark.

**PLEDGE OF ALLEGIANCE**

Police Chief Curley led the Pledge of Allegiance.

**PUBLIC COMMENTS** – None.

**COUNCIL/AGENCY/AUTHORITY COMMENTS**

Mayor Stapleton welcomed Police Chief Curley to his first Council meeting as Chief.

**CITY MANAGER COMMENTS** – None.

**NEW BUSINESS**

**NB 1. Park View Drive Development Concept**

Community Development Director Lee presented the staff report explaining the proposal for residential development on vacant lots, excluding the existing office/professional building. He explained that this idea is an extension on an earlier concept which involved a number of properties in an effort to create a more robust downtown development concept whereby an institution would purchase existing properties, and to encourage the property owner to sell, a residential component was considered on the Park View site. The concept did not progress because the downtown property owner decided not to participate.

A subsequent property owner and new developer are proposing a residential development. The property owner proposed a Memorandum of Understanding involving a public benefit with a one-time cash contribution of \$1,000,000 to the City to be used on a City project. Originally, 71 attached residential units were proposed, but a subsequent proposal was for a small-lot subdivision of 54 units which would not include the office building and had lower density. The process is to discuss the project concept as to merits and challenges of zone change and general plan amendment proposals, then staff will meet with the developer, then formal filings would follow. He concluded that the property owner and developer are present for questions. Robert Dunne and Saul Jaffe representing the property owners and Matt Hamilton of Preface representing the developer passed out the proposed site plan.

Discussion followed on the pros and cons of commercial versus residential use on the site, the potential for revenue to the City, and the City's marketing history for the site.

City Attorney Lee commented that the information presented tonight is not technically an application, so it was not appropriate to discuss detail, only the conceptual change from commercial to residential; and that without submittal of an application, Council comments are non-binding.

Councilmember Delach stated it is wonderful that someone is interested in doing something with the property since it has been vacant so long, and she would prefer to consider a commercial approach.

Councilmember King commented on the many years the property has sat vacant, that it is not viable as an office park, and 40 years is long enough to let the market speak. In response to a question from Councilmember Allen, Councilmember King responded that the City has tried to market the property as a business incubator, office space, and office park to no avail.

**NB 2. Outdoor Advertising Proposal.**

Assistant to the City Manager Carrillo presented the staff report, explaining that the City has very limited frontage on the I-10 freeway corridor and has been approached by two outdoor billboard companies interested in placing a digital, non-static, double-sided billboard. Because of limited space and Caltrans criteria, only one may be placed. Preliminary discussions have included a revenue-sharing development agreement; specific contracts that would guarantee the City a specified amount

of dollars per year with the possibility of increasing the amount; the location of signs, which would be erected on private property; signage appearance concepts and whether they would include City identity markers such as the City seal; and content of advertising. He concluded that staff is bringing this to Council to see if there is any interest in having staff accept formal proposals that could include advertising of city events.

Discussion followed on possible locations including the Embassy Suites parking lot and an office site with property available for a sign just across the street from the hotel; concerns about the level of illumination for nearby residents; the benefits to the City of a revenue source and advertising for the City; a desire for input from the public and surrounding neighbors; concern that advertising be primarily about Covina and Covina businesses; the need for an overlay zone to accommodate a sign; the requirement for a CEQA assessment; the need to have details on technology and content to give to residents; First Amendment concerns with the City trying to control content; and past experiences with residents upset over a similar proposal.

City Attorney Lee clarified that the City can control only time, place and manner restrictions; controlling other aspects would be extremely difficult.

### **NB 3. Aquatics Program Update.**

Parks and Recreation/Library Director Hall-McGrade presented the staff report detailing issues with registration by swim level, staffing, organization, swim team tryouts, and facility maintenance and cleaning; and positives that Blueray was easy to work with, tried to keep things as familiar as possible, and established email communication with parents. For 600 patron evaluations, the majority were excellent and good; the key issues included a fee increase, but class time shortened, difficulty to register by level, a need for more classes available, cleanliness of locker rooms, and instructor issues including experience level, consistency and focus on skills. Solutions to the issues are communication, managerial changes, a post-season meeting and changes for next season. Staff's recommendation is to extend the agreement with Blueray Management for the 2017 Aquatics Season.

Discussion followed on the Aquatics program being general-fund subsidized, the cost savings of having Blueray run the program instead of City staff, grants that might be available to help update City facilities, Project Area 1 funds available to upgrade the facility, \$400,000 already set aside to redo both pools, and confidence that the Parks and Recreation Department will see that Blueray will make necessary improvements.

### **NB 4. Current Projects Update.**

Community Development Director Lee presented the staff report.

Discussion included:

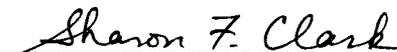
- 345 S. Citrus Avenue (former Dodge dealership) - Status of demolition;
- 1000 N. Azusa Avenue (former Albertsons building) - Current interest in and challenges involved;
- 211 N. Citrus Avenue (proposed Ola Sports Bar) - Planning Commission's approval of the conditional-use permit (CUP) with limitations on hours and no live entertainment with DJ or dance floor;

- 730 E. Arrow Highway (Barley Lodge Microbrewery) - Planning Commission's approval to have the same closing hours as Alostia Brewing Company;
- 777 E. Edna Place/731 N. Grand Avenue (former Blake Paper Company) - The pending development application for light industrial use at the site never materialized;
- 1060 W. San Bernardino Road (Bowling Alley property) - Buildings may only be added to the National Register of Historic Places if the property owner agrees to it and any development proposal on that property that would impact the building would have to go through a rigorous CEQA analysis;
- 144 W. Badillo Street (Azo Vino - new name to be "Lincoln House") - The CUP upgrade to a full liquor license and remodel has been approved by the Planning Commission;
- 412 W. Arrow Highway (Covina Mini Mall) – The mall has not been closed but notice to close has been given; one of the tenants has executed a sublease with the property owner for the entire space with the hope of getting an entitlement to resurrect the mini-mall, and his architect received details on October 17, 2016, from Community Development Director Lee; staff's position is to proceed with closing the mall and are working with the attorney's office for subsequent notices as it seems some tenants were not notified; and no new business licenses are being issued for that location;
- Cypress Street and Grand Avenue (gas station) – Contact Supervisor Antonovich's office regarding a comment made by one of his deputies that Starbucks would be relocating from Badillo Street and Grand Avenue to this location which is a County corner but looks like Covina and is on a major thoroughfare.

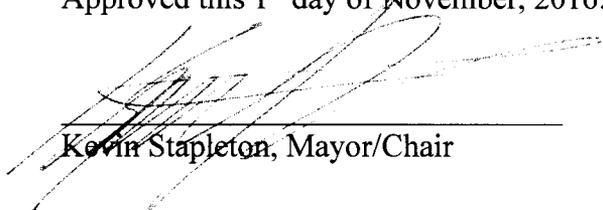
### **ADJOURNMENT**

At 5:57 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, October 18, 2016, at 6:30 p.m. for closed session and at 7:30 p.m. for open session in the Council Chamber, 125 East College Street, Covina, California, 91723.

Respectfully submitted:

  
 Sharon F. Clark, CMC  
 Chief Deputy City Clerk

Approved this 1<sup>st</sup> day of November, 2016:

  
 Kevin Stapleton, Mayor/Chair