AGENDA

REGULAR MEETING OF
LA PUENTE CITY COUNCIL AND LA PUENTE
REDEVELOPMENT AGENCY
COUNCIL CHAMBERS
15900 EAST MAIN STREET, LA PUENTE
APRIL 25, 2006 at 7:00 p.m.

CALL TO ORDER

ROLL CALL

ACTION TAKEN

COUNCILMEMBERS: Solis, Storing, Lujan, Perez, Chavez
BOARD MEMBERS: Solis, Storing, Lujan, Perez, Chavez

PLEDGE OF ALLEGIANCE

PRESENTATIONS BY CITY COUNCIL

PRESENTATION OF CERTIFICATES OF AWARD TO PUENTE PRIDE AWARD WINNERS: THE WONG FAMILY; THE RODRIGUEZ FAMILY; AND THE PEREZ FAMILY

PRESENTATION OF CERTIFICATES OF RECOGNITION TO BISHOP AMAT HIGH SCHOOL GIRLS' VARSITY BASKETBALL TEAM

PRESENTATION OF COMMENDATION TO KIWANIS INTERNATIONAL OF LA PUENTE INDUSTRY ON ITS 50TH ANNIVERSARY

ORAL COMMUNICATIONS

If you wish to address the City Council and/or the Redevelopment Agency on an item other than a public hearing matter, please complete the Request for Oral Presentation form and submit it to the City Clerk no later than prior to the conclusion of the first speaker's remarks. (Ordinance No. 98-767).

A. MINUTES OF PREVIOUS CITY COUNCIL MEETINGS

A-1. READ AND APPROVE THE MINUTES OF THE SPECIAL JOINT MEETING OF MARCH 22, 2006 AND THE REGULAR MEETING OF APRIL 11, 2006

Staff Recommendation: It is recommended that the City Council waive the reading and approve the Minutes of the Special Joint Meeting of March 22, 2006 and the Regular Meeting of April 11, 2006.

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

ACTION TAKEN

B-1 CONSIDERATION OF MUNICIPAL CODE AMENDMENT NO. 122 A PROPOSED AMENDMENT ESTABLISHING DEVELOPMENT AND PARKING STANDARDS FOR ACCESSORY OUTDOOR STORAGE FOR SPECIFIC PERMITTED USES IN THE C-2 (GENERAL COMMERCIAL) ZONE (APPLICANT: ANDRE OBELAK)

Staff Recommendation: The Planning Commission recommends that the City Council (1) open the public hearing and take oral testimony, close the public hearing; (2) introduce the Ordinance, amending Title 10, Chapter 10.72, Section 10.72.120 of the La Puente Municipal Code by title only and waive further reading; (3) introduce the ordinance for subsequent adoption; and (4) adopt the Resolution approving the Negative Declaration.

B-2 CONSIDERATION OF MUNICIPAL CODE AMENDMENT NO. 114 – A PROPOSED AMENDMENT TO THE LA PUENTE MUNICIPAL CODE ADOPTING REGULATIONS FOR THE DESIGN OF BUILDING SECURITY SHUTTERS AND SCREENS ON COMMERCIAL AND INDUSTRIAL BUILDINGS

Staff Recommendation: The Planning Commission by Resolution 06-1388 recommends that the City Council approve Municipal Code Amendment No. 114 and (1) open the public hearing and take oral testimony, then close the public hearing; (2) introduce the Ordinance by title only and waive further reading; and (3) introduce the Ordinance for subsequent adoption.

B-3 CONSIDERATION OF APPEAL OF THE PLANNING COMMISSION DECISION TO DENY UNCLASSIFIED USE PERMIT NO. 233, A REQUEST TO SELL BEER AND WINE FOR OFF-SITE CONSUMPTION AT A MARKET AT 13825 AMAR ROAD # E/F (Robelio Dominguez)

Staff Recommendation: Staff recommends that the City Council adopt the Resolution upholding the Planning Commission's decision to deny Unclassified Use Permit No. 223.

B-4 CONSIDERATION OF MUNICIPAL CODE AMENDMENT NO. 121 – A PROPOSED AMENDMENT ESTABLISHING NEW REQUIREMENTS FOR PERIMETER WALLS AND FENCES WITHIN RESIDENTIAL ZONES (THIS HEARING WAS CONTINUED FROM THE CITY COUNCIL MEETING OF MARCH 28, 2006)

Staff Recommendation: The Planning Commission by Resolution No. 06-1384 recommends that the City Council approve Municipal Code Amendment No. 121 and (1) open the public hearing and take oral testimony, then close the public hearing; (2) introduce the Ordinance by title only and waive further reading; (3) introduce the Ordinance for subsequent adoption; and (4) adopt the Resolution approving the Negative Declaration.

C. UNFINISHED BUSINESS OF THE CITY COUNCIL

None

D. CITY COUNCIL CONSENT CALENDAR

ACTION TAKEN

All matters listed under Consent Calendar are considered to be routine in nature and may be enacted by one motion approving the recommendation listed on the Agenda. One or more items may be removed from the Consent Calendar so that said item(s) may be discussed and considered individually by the City Council, if a motion to remove the item(s) is approved by an affirmative vote of a majority of the members of the City Council. Those specific item(s) will be considered as the first item under New Business.

D-1 CONSIDERATION OF RESOLUTION APPROVING WARRANT REGISTER NO. 1177 FOR FISCAL YEAR 2005-06

Staff Recommendation: It is recommended that the City Council adopt the resolution.

D-2 FINANCIAL REPORT FOR MONTH ENDED MARCH 31, 2006

Staff Recommendation: It is recommended that the City Council receive and file the Monthly Financial Report for the month ended March 31, 2006.

D-3 CONSIDERATION OF PROGRAM SUMMARY MONTHLY (PSM) REPORT FOR CALHOME HOUSING REHABILITATION PROGRAM ROUND 2

Staff Recommendation: It is recommended that the City Council approve the agenda report of the Acting City Manager and authorize that it be filed for audit.

D-4 ADOPTION OF A RESOLUTION CONFIRMING THE CONTINUED NEED TO MAKE EMERGENCY REPAIRS OF AN IMMINENT HAZARD ON THE HILLSIDE BEHIND 133 AND 139 ROUNDABOUT DRIVE AND 140 AND 148 HILLCREST DRIVE

Staff Recommendation: It is recommended that the City Council adopt the Resolution confirming the necessity to make emergency hillside repairs to 133 and 139 Roundabout Drive and 140 and 148 Hillcrest Drive.

D-5 ADOPTION OF RESOLUTION APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE PUENTE CREEK NATURE EDUCATION CENTER FROM THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION LAND AND WATER CONSERVATION FUND PROGRAM

Staff Recommendation: It is recommended that the City Council approve the Resolution authorizing the submittal of an application for grant funds from the California Department of Parks and Recreation.

D-6 CONSIDERATION OF PROGRAM SUMMARY MONTHLY (PSM) REPORT FOR CDBG HOUSING REHABILITATION PROGRAM FY 2004-05 AND FY 2005-06

Staff Recommendation: It is recommended that the City Council approve the agenda report of the Acting City Manager and authorize that it be filed for audit.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

ACTION TAKEN

E-1 CONSIDERATION OF RESOLUTION OPPOSING HOUSE RESOLUTION 4437 (BORDER PATROL, ANTITERRORISM, AND ILLEGAL IMMIGRATION CONTROL ACT OF 2005)

Staff Recommendation: None.

E-2 PROPOSED AMENDMENT TO AGREEMENT WITH MDG ASSOCIATES FOR ADDITIONAL PROFESSIONAL SERVICES FOR IMPLEMENTATION OF THE CITY'S CDBG PROGRAM

Staff Recommendation: It is recommended that the City Council (1) authorize the Mayor to execute Amendment No. 1 to Agreement No. 05-790 for Community Development Block Grant housing and administrative consultant services with MDG Associates; and (2) adopt the Resolution to increase the Fiscal Year 2005-06 Budget for Line Item No. 41-4420-3111 (Contract Services-Private) by transferring $8,400 from Line Item No. 41-4420-1111 (Salaries).

E-3 APPROVAL OF COOPERATIVE AND USE AGREEMENT BY AND BETWEEN THE CITY OF LA PUENTE AND THE REDEVELOPMENT AGENCY OF THE CITY OF LA PUENTE REGARDING THE USE OF CDBG FUNDS AS IT RELATES TO ED BUTTS FORD EXPANSION PROJECT

Staff Recommendation: It is recommended that the City Council approve the "Cooperative and Use Agreement" to be entered into by the City of La Puente and the Redevelopment Agency of the City of La Puente as it relates to the Agency's use of Community Development Block Grant (CDBG) funds for the expansion project involving Ed Butts Ford.

E-4 CONSIDERATION TO DIRECT STAFF TO PREPARE AN ORDINANCE AUTHORIZING THE SEIZURE OF VEHICLES IN FIREARMS OR NARCOTICS-RELATED CRIMES (Requested by Council Member Solis)

Staff Recommendation: None.

E-5 CONSIDERATION TO DIRECT STAFF TO PREPARE A RESOLUTION AND SEND LETTERS TO CONGRESS AND THE UNITED STATES SENATE REQUESTING SUPPORT IN MAINTAINING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS OF NO LESS THAN $4.3 BILLION IN THE FY 2007 FEDERAL BUDGET (Requested by Mayor Chavez)

Staff Recommendation: If Council approves Mayor Chavez' request, it would be appropriate to adopt a Resolution and direct Staff to fax it to the members of the House and Senate.

E-6 REQUEST TO DIRECT STAFF TO DEVELOP A POLICY FOR COUNCIL CONSIDERATION ON PRESENTATION OF CERTIFICATES OF RECOGNITION, COMMENDATIONS AND PROCLAMATIONS (Requested by Mayor Pro Tem Perez)

Staff Recommendation: None.

COUNCIL REPORTS ACTION TAKEN

ORAL COMMENTS FROM COUNCIL

ORAL COMMENTS FROM STAFF

CONVENE THE REDEVELOPMENT AGENCY TO CONDUCT BUSINESS

A. MINUTES OF PREVIOUS REDEVELOPMENT AGENCY MEETINGS

A-1 READING OF THE MINUTES OF THE SPECIAL MEETINGS OF MARCH 22, 2006, APRIL 5, 2006, AND APRIL 11, 2006 AND THE REGULAR MEETING OF MARCH 28, 2006

Staff Recommendation: That the Agency Board waive the reading and approve the Minutes as presented.

B. PUBLIC HEARINGS BEFORE THE REDEVELOPMENT AGENCY

B-1 PUBLIC HEARING TO CONSIDER APPROVAL OF LEASE AND DEVELOPMENT AGREEMENT WITH ED BUTTS FORD, INC. FOR PROPOSED EXPANSION AT 1529-45 N. HACIENDA BOULEVARD

Staff Recommendation: It is recommended that the Agency Board (1) open the public hearing and take oral testimony, then close the public hearing, and (2) adopt the Resolution approving and authorizing the execution of the "Lease and Development Agreement" by and between the Redevelopment Agency of the City of La Puente ("Agency") and Ed Butts Ford, Inc. and related City of La Puente and Agency "Cooperative and Use Agreement."

C. UNFINISHED BUSINESS TO BE CONDUCTED BY THE REDEVELOPMENT AGENCY

None

D. REDEVELOPMENT AGENCY CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine in nature and may be enacted by one motion approving the recommendation listed on the Agenda. One or more items may be removed from the Consent Calendar so that said item(s) may be discussed and considered individually by the Agency Board, if a motion to remove the item(s) is approved by an affirmative vote of a majority of the members of the Agency Board. Those specific item(s) will be considered as the first item under New Business.

REDEVELOPMENT AGENCY CONSENT CALENDAR Continued ACTION TAKEN

D-1 CONSIDERATION OF RESOLUTION APPROVING WARRANT REGISTER NO. RA82 FOR FISCAL YEAR 2005-06

Staff Recommendation: It is recommended that the Agency Board adopt the resolution.

D-2 FINANCIAL REPORT FOR MONTH ENDING MARCH 31, 2006

Staff Recommendation: It is recommended that the Agency Board approve and file the Redevelopment Agency Monthly Financial Report for the month ended March 31, 2006.

E. NEW BUSINESS TO BE CONSIDERED BY THE REDEVELOPMENT AGENCY

E-1 APPROVAL OF COOPERATIVE AND USE AGREEMENT BY AND BETWEEN THE CITY OF LA PUENTE AND THE REDEVELOPMENT AGENCY OF THE CITY OF LA PUENTE REGARDING THE USE OF CDBG FUNDS AS IT RELATES TO ED BUTTS FORD EXPANSION PROJECT

Staff Recommendation: It is recommended that the Agency Board approve the "Cooperative and Use Agreement" to be entered into by the City of La Puente and the Redevelopment Agency of the City of La Puente as it relates to the Agency's use of Community Development Block Grant (CDBG) funds for the expansion project involving Ed Butts Ford.

E-2 AWARD OF CONTRACT FOR ARCHITECTURAL/ENGINEERING DESIGN SERVICES FOR ED BUTTS FORD EXPANSION

Staff Recommendation: It is recommended that the Redevelopment Agency (1) award the contract to Advanced Applied Engineering, Inc. to design the Ed Butts Ford expansion on property located at 1529-45 N. Hacienda Boulevard; and (2) authorize the Chairwoman to execute the contract on its behalf.

E-3 CONSIDERATION OF CONTRACT AWARD FOR THE DEMOLITION OF BUILDINGS ON PROPERTY LOCATED AT 1529-45 N. HACIENDA BOULEVARD

Staff Recommendation: It is recommended that the Redevelopment Agency (1) award the contract to Action Environmental Enterprises, Inc. for the demolition of buildings located at 1529-45 N. Hacienda Boulevard; and (2) authorize the Chairwoman to executed the contract on its behalf.

ADJOURN THE CITY COUNCIL

F. REDEVELOPMENT AGENCY -- RECESS TO CLOSED SESSION

ACTION TAKEN

F-1 THE REDEVELOPMENT AGENCY WILL RECESS TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8 TO CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: 1249 TO 1311 HACIENDA BLVD AND 15125 FAIRGROVE AVENUE

AGENCY NEGOTIATOR: EXECUTIVE DIRECTOR: HAL LEDFORD AND DEPUTY EXECUTIVE DIRECTOR: GREGG YAMACHIKA

NEGOTIATING PARTIES: ARTURO SNEIDER AND VANESSA DELGADO REPRESENTING PRIMESTOR DEVELOPMENT, INC.

UNDER NEGOTIATION: PRICE AND TERMS

RECONVENE TO OPEN SESSION

ADJOURNMENT OF THE REDEVELOPMENT AGENCY

Copies of reports relating to items on the Agenda are available for public inspection or purchase at City Hall. Questions regarding agenda items may be addressed to the City Clerk at 626/855-1500, extension 538. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by the City, please contact the City Clerk's Office. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

* *Meetings of the City Council shall be adjourned no later than 10:30 p.m., unless a motion to supersede the 10:30 time limit to consider some or all of the remaining items listed on the Agenda, or to consider items which have been added to the Agenda in accordance with the provisions of the Ralph M. Brown Act, Government Code Section 54950, et seq., is approved by a majority of the members of the City Council. (Ordinance No. 95-727, effective September 7, 1995.)*

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