MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
REGULAR MEETING OF
JANUARY 24, 2017

Per *Robert's Rules of Order Newly Revised 10th Edition,* minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapuente.org.

A Regular Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, January 24, 2017, at 7:00 p.m.

CALL TO ORDER

Mayor Munoz called the meeting to order at 7:00 p.m.

ROLL CALL

Members present:	Munoz, Lewis, Argudo, Holloway and Solis.
Members absent:	None.
Staff members present:	City Manager Carmany, City Attorney/Legal Counsel Casso, Director of Administrative Services Bird, Development Services Director Di Mario, Chief Deputy City Clerk Garcia, Finance Manager Gitmed, Director of Recreation Services Lerma and City Engineer Pagett.

PLEDGE OF ALLEGIANCE

Jocelyn Jaramillo led the Pledge of Allegiance.

PRESENTATIONS

Matthew Cortez, Sierra Middle School student, spoke about enthusiasm and school pride. He reported on school programs such as basketball, graphic design, robotics and math. He noted he had been chosen "City Manager for the Day" and the experience was great – he met the Mayor and City staff, received a tour of City Hall and learned about new projects happening in the City and how the City is run.

Brianna Vasquez, Sparks Middle School student, spoke about a leadership class at school which encourages kids to be involved in the community and teaches important responsibilities that help kids become better leaders. She noted she enjoys working with her teachers to organize school events to the benefit of her classmates. She thanked Director of Recreation Services Lerma for being a presenter at her school's annual career day and noted it was a great success. She spoke about the upcoming Youth in Government Day and thanked the City for providing events for the school to get involved with. She also noted upcoming fieldtrips to the Los Angeles Zoo and the Museum of Tolerance.

Director of Recreation Services Lerma presented Certificates of Recognition to the 2016 Puente Pride Holiday Lights Winners.

ORAL COMMUNICATIONS

Leonard Wayne Rose, Jr. spoke about the 700 Club and homeless congregating at the car wash and liquor store on Glendora Avenue.

Joseph Zepeda, Principal of Lassalette School, spoke in favor of the City Council adopting the ordinance banning marijuana.

Ralph Ramirez spoke about the new construction by the Pizza Hut and former bowling alley and asked which construction company was being utilized.

Stephen Johnson, Chief of the Los Angeles County Sheriff's Department's East Patrol Division, provided an update on the Sheriff's Department including patrols receiving crisis intervention training and expansion of mental evaluation teams being co-deployed with deputies to help those in crisis. He noted the Department was optimistic about these new techniques and thanked the City Council for their efforts.

BOARDS/COMMISSION/COMMITTEE REPORTS

Council Member Holloway reported on the expansion of the Vector Control District to include the cities of Baldwin Park, Pasadena and South Pasadena. He noted the Executive Director was retiring and a search was underway for new one. With regard to the Council of Governments, he noted CalPers recently ruled the interim director was an employee, not an independent contractor.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY

A-1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF JANUARY 10, 2017

A motion was made by Council Member Solis, seconded by Council Member Argudo, to waive the reading and approve the minutes of the City Council and Successor Agency meeting of January 10, 2017. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Argudo, Holloway, Solis
NOES:	None
ABSTAIN:	None
ABSENT:	None

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

B-1 INTRODUCTION AND CONSIDERATION OF AN ORDINANCE PROHIBITING THE CULTIVATION, PROCESSING, MANUFACTURING, LABORATORY TESTING, LABELING, STORING AND WHOLESALE AND RETAIL DISTRIBUTION OF CANNABIS IN THE CITY, AND PERMITTING THE PLANNING COMMISSION TO ADOPT REGULATIONS FOR THE PERSONAL CULTIVATION OF CANNABIS IN PRIVATE RESIDENCES (MUNICIPAL CODE AMENDMENT NO. 142)

Assistant City Attorney Sparks gave a staff report. She noted approval of the ordinance would prohibit recreational marijuana and the outdoor cultivation of marijuana within the City. She further noted under the City's current zoning code medical marijuana and the cultivation and delivery of marijuana were prohibited.

Mayor Munoz opened the public hearing.

Vincent Santana, Francis Schawacker (spelling unknown), cannabis store owner Mark Restelli and Armed Services Veteran Tanganyika Daniel spoke in opposition of the ordinance.

Mayor Munoz closed the public hearing.

Council Member Argudo stated the City Council cannot ignore what is going on with marijuana and they need to be educated and decide how to regulate it because it is the answer to what is before the City Council. He noted completely banning all aspects of marijuana was not the most prudent thing and suggested the City Council consider study sessions on the matter. He further indicated allowing deliveries and laboratory testing might be an option to allow people to get product that is tested. He noted the State will be adopting regulatory language and the City should follow it. He was not in support of a ban.

Mayor Pro Tem Lewis noted her concerns regarding an increase of children going to the hospital for marijuana ingestion. She noted adults can do what they want but the responsibility is to the kids.

Council Member Solis stated there had been a prior ban on co-ops but they still exist and the City cannot shut them down. He stated his preference to regulate and not ban them because they will still come. He noted he did not want edibles or a dispensary but would be in favor of marijuana grow houses that sell outside of the City.

Discussion ensued regarding permits, obtaining preliminary injunctions, and local jurisdiction to ban dispensaries.

Council Member Holloway noted the City previously had a tax and did not receive any money. He cited challenges in Colorado including soaring crime rates, unemployment and homelessness and drug use. He noted marijuana should be treated as other drugs.

Mayor Munoz stated the ordinance related to recreational marijuana and there was too much uncertainty in the community. She noted adults can go outside City limits to get what they need.

A motion was made by Mayor Munoz, seconded by Mayor Pro Tem Lewis, to waive reading and read by title only Ordinance No. 17-946. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Holloway, Solis
NOES:	Argudo
ABSTAIN:	None
ABSENT:	None

City Manager Carmany read the title into the record.

A motion was made by Mayor Pro Tem Lewis, seconded by Mayor Munoz, to introduce Ordinance No. 17-946 an Ordinance of the City of La Puente Adding Chapter 10.44 (Marijuana Regulations) to Article 3 (Regulations Applicable to All Zones) of Title 10 (Zoning) of the La Puente Municipal Code to Prohibit the Cultivation, Processing, Manufacturing, Laboratory Testing, Labeling, Storing, and Wholesale and Retail Distribution of Cannabis in the City, and Permitting the Planning Commission to Adopt Regulations for the Personal Cultivation of Cannabis in Private Residences, and Notice of Exemption Regarding Same. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Holloway, Solis
NOES:	Argudo
ABSTAIN:	None
ABSENT:	None

B-2 CONSIDERATION OF A RESOLUTION APPROVING THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2017-18

Director of Development Services Di Mario provided a staff report. He noted this is an annual program which supports public services, housing rehabilitation grants and code enforcement activities.

Mayor Munoz opened the public hearing. There being no members of the public wishing to speak, Mayor Munoz closed the public hearing.

Council Member Holloway asked if the City had staffing to process 18 grants and if the City was spending money it might not be reimbursed as a sanctuary city. Director of Development Services Di Mario noted the City processes about 25 grants annually. City Manager Carmany stated staff was watching the sanctuary city issue closely. Discussion ensued regarding reimbursement of CDGB funds.

A motion was made by Council Member Argudo, seconded by Council Member Solis, to adopt Resolution No. 17-5321 authorizing the City's CDBG Program for Fiscal Year 2017-18. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Holloway, Solis
NOES:	Argudo
ABSTAIN:	None
ABSENT:	None

B-3 CONSIDERATION OF: (1) A RESOLUTION ADOPTING AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION, AND MITIGATION MONITORING AND REPORTING PROGRAM; (2) A RESOLUTION APPROVING VESTING TENTATIVE TRACT MAP NO. 73749; (3) AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT NO. 16-01; AND (4) A RESOLUTION APPROVING PLANNED DEVELOPMENT PERMIT NO. 1 FOR THE DEVELOPMENT OF 45 DETACHED CONDOMINIUM UNITS AT 747 DEL VALLE AVENUE (APN 8251-003-011)

Director of Development Services Di Mario provided a staff report and PowerPoint presentation. He introduced Keeton Kreitzer, Environmental Consultant, who provided an overview of the CEQA process and the potential impacts related to implementation of the project. Director of Development Services Di Mario provided additional information regarding traffic, public outreach, sewer and water, hydrology and drainage, public safety and schools. He reviewed the entitlements required for the proposed project including execution of a Development Agreement.

Mayor Munoz opened the public hearing.

Marc Annotti, Harridge Development Group, stated City staff had been very good at working with them and the project had been carefully reviewed and studied to produce a nice project for the City.

Mayor Munoz closed the public hearing.

Discussion ensued regarding sewer cap fees, handicap parking and traffic flow. Additional discussion ensued regarding street parking, facility monitoring and oversight, trash pick-up, traffic studies, space between the units, fire standards and recreation areas for children. In response to an inquiry by Council Member Solis, the developer noted the project currently called for a basketball court and tot lot and this was a preliminary landscape plan that could be further reviewed by City staff to address the City Council's concerns.

In response to an inquiry by Council Member Argudo regarding parking concerns, the developer noted the CC&Rs have to be approved by the City prior to recordation of the vesting tentative map. He suggested concerns expressed by City Council be incorporated into the CC&Rs and come back to the City Council for approval along with the final map.

Assistant City Attorney Sparks clarified for the record that approval of the final map is a ministerial act and the City has to approve it as long as the developer has complied substantially with the conditions of the tentative map. She noted if there were conditions the City Council would like to include they should be included at this time along with direction to bring back the CC&Rs for approval.

Further discussion ensued regarding gates, lighting, sound insulation and high visibility crosswalks.

Mayor Munoz noted aesthetically this is a nice project for the community and with the lack of housing in the area this is a project for consideration. She stated there are questions and concerns regarding parking and school congestion. Her recommendation would be to ensure they are fully researched.

City Manager Carmany suggested revising Condition 41 of the final map to reflect the CC&Rs shall be subject to review and approval by the Development Services Director, City Attorney <u>and the City Council</u>, which would enable City Council to take a final look at the issues raised such as availability of the garages to be utilized for two cars, hours of operation for outdoor recreational use, review of the final landscape plan and CC&R rules for use of guest parking spaces.

Council Member Holloway suggested a study regarding the volume of off-street parking. The developer's traffic engineer stated it would take a few weeks to put together.

Council Member Argudo recommended the CC&Rs be brought back to the City Council for final review with along with approval of the final map.

A motion was made by Council Member Argudo, seconded by Council Member Solis, to adopt Resolution No. 17-5324 making findings and adopting an Initial Study and Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Development Agreement Number 16-01, Planned Development Permit Number 1 and Vesting Tentative Tract Map Number 73749 for the development of 45 detached condominium units located at 747 Del Valle Avenue. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Argudo, Solis
NOES:	None
ABSTAIN:	Holloway
ABSENT:	None

A motion was made by Council Member Argudo, seconded by Council Member Solis, to adopt Resolution No. 17-5325 approving Vesting Tentative Tract Map No. 73749, a request to subdivide a 3.89 acre lot for condominium purposes into 45 detached condominium units at 747 Del Valle Avenue, with amendments as noted. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Argudo, Solis
NOES:	None
ABSTAIN:	Holloway
ABSENT:	None

A motion was made by Council Member Argudo, seconded by Council Member Solis, to waive reading and read by title only Ordinance No. 17-947. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Argudo, Solis
NOES:	None
ABSTAIN:	Holloway
ABSENT:	None

City Manager Carmany read the title into the record.

A motion was made by Council Member Argudo, seconded by Council Member Solis, to introduce Ordinance No. 17-947 an Ordinance of the City of La Puente Approving Development Agreement No. 17-01, for the Development of a 45 Unit Detached Condominium Project, at the Property Located at 747 Del Valle Avenue, La Puente, California. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Argudo, Solis
NOES:	None
ABSTAIN:	Holloway
ABSENT:	None

A motion was made by Council Member Solis, seconded by Council Member Argudo, to approve Resolution No. 17-5326 approving Planned Development Permit No. 1 for the development of forty-five (45) detached condominium units at 747 Del Valle Avenue. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Argudo, Solis
NOES:	None
ABSTAIN:	Holloway
ABSENT:	None

B-4 PUBLIC HEARING – (SECOND READING) CONSIDERATION OF ORDINANCE NO. 17-945 ADOPTING BY REFERENCE THE CALIFORNIA BUILDING STANDARDS CODE 2016 AND OTHER RELATED CODES AND ADOPTING LOCAL AMENDMENTS THERETO, AND MAKING FINDINGS FOR SAME

Director of Development Services Di Mario provided a staff report.

Mayor Munoz opened the public hearing. There being no members of the public wishing to speak, Mayor Munoz closed the public hearing.

In response to an inquiry by Council Member Solis, City Attorney Casso noted adoption of the new codes would not affect the City's housing element.

A motion was made by Council Member Argudo, seconded by Council Member Solis, to: (1) adopt Ordinance No. 17-945 adopting by reference, pursuant to Government Code Section 50022.2, Title 26 of The Los Angeles County Building Code, incorporating by reference the California Building Code 2016 Edition; Title 28 of the Los Angeles County Plumbing Code incorporating by reference the California Plumbing Code 2016 Edition; Title 27 of the Los Angeles County Electrical Code, incorporating by reference the California Electrical Code 2016 Edition; Title 29 of the Los Angeles County Mechanical Code, incorporating by reference the California Mechanical Code 2016 Edition; Title 30 of the Los Angeles County Residential Code, incorporating by reference the California Residential Code 2016 Edition; Title 31 of the Los Angeles County Green Building Standards Code, incorporating by reference the California Green Building Code 2016 Edition, Title 33 Existing Building Code; incorporating by reference the California Existing Building Code and adopting local amendments thereto, and making findings for same; and (2) adopt the Notice of Exemption. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Argudo, Holloway, Solis
NOES:	None
ABSTAIN:	None
ABSENT:	None

C. UNFINISHED BUSINESS OF THE CITY COUNCIL – None

D. CITY COUNCIL CONSENT CALENDAR

Council Member Solis pulled Items D-2, D-3 and D-4 for further discussion.

Mayor Pro Tem Lewis noted for the record that with regard to Item D-5, she is a volunteer for the American Cancer Society but has no financial benefit in the event.

A motion was made by Council Member Solis, seconded by Council Member Argudo, to approve Consent Calendar Items D-1, and D-5 through D-9. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Argudo, Holloway, Solis
NOES:	None
ABSTAIN:	None
ABSENT:	None

D-1 CONSIDERATION OF RESOLUTIONS APPROVING WARRANT REGISTER NOS. 1421 AND 47

Action taken: The City Council and Successor Agency adopted Resolution No. 17-5320 approving Warrant Register No. 1421 and Resolution No. SA 17-69 approving Warrant Register No. 47.

D-2 CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR THE CITY HALL ASBESTOS ABATEMENT PROJECT

This item was pulled by Council Member Solis for further discussion.

At the request of Council Member Solis, Director of Development Services Di Mario confirmed the asbestos abatement was complete.

A motion was made by Council Member Argudo, seconded by Council Member Solis, to (1) accept the project as complete; and (2) authorize the City Clerk to execute and record the Notice of Completion. The motion carried by the following roll call vote:

AYES:	Munoz, Lewis, Argudo, Holloway, Solis
NOES:	None
ABSTAIN:	None
ABSENT:	None

D-3 CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR THE CITY HALL AND SENIOR CENTER PAINTING PROJECT

This item was pulled by Council Member Solis for further discussion.

Council Member Solis noted some touch-ups were needed at the Senior Center and recommended this item be brought back at a later date.

Action taken: At the request of Council Member Solis, this item would be brought back at a later date.

D-4 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH CONVERGINT TECHNOLOGIES FOR A FACILITY ACCESS CONTROL AND SECURITY SYSTEM FOR CITY FACILITIES IN THE AMOUNT OF $118,995.58

This item was pulled by Council Member Solis for further discussion.

Director of Development Services Di Mario introduced Fabian Escalante, Convergint Technologies, who provided a PowerPoint presentation regarding access control.

Discussion ensued regarding additional cameras, electronic keys, defining access to City facilities, system and maintenance costs and monitoring.

Council Member Argudo suggested an ad hoc committee be appointed to address access control issues and he would like to include the Sheriff's Department in the conversation. He requested the last 24 months of history on the current alarm system. Further discussion ensued regarding entry and exit points, keyless entry, cameras and the need to go back out to bid.

Mayor Munoz recommended this item be brought back at a later date with a recommendation from staff to enhance the current system with cameras and panic buttons, review the prior security assessment, receive input from the Sheriff's Department and have the keyless entry as an option.

Action taken: At the request of Mayor Munoz, this item would be brought back at a later date.

D-5 CONSIDERATION OF A RESOLUTION APPROVING A REQUEST FOR A FEE WAIVER FOR THE AMERICAN CANCER SOCIETY'S RELAY FOR LIFE OF LA PUENTE EVENT

Action taken: The City Council adopted Resolution No. 17-5322 approving a request for a fee waiver in the amount of $4,290.00, for the American Cancer Society California Division Inc. 2017 Relay for Life of La Puente event.

D-6 CONSIDERATION OF A RESOLUTION APPROVING A REQUEST FOR A FEE WAIVER FOR THE LA PUENTE NATIONAL LITTLE LEAGUE'S 2017 LITTLE LEAGUE PARADE

Action taken: The City Council adopted Resolution No. 17-5323 approving a request for a fee waiver in the amount of $18,400.00, for fees associated with the La Puente National Little League Parade.

D-7 PRESENTATION OF FY 2016-2017 SECOND QUARTER INVESTMENT REPORT

Action taken: The City Council received and filed this report.

D-8 CONSIDERATION OF RESOLUTION NO. SA 17-70 APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) COVERING THE PERIOD OF JULY 1, 2017 THROUGH JUNE 30, 2018

Action taken: The Successor Agency adopted Resolution No. SA 17-70 approving the ROPS 17-18 for the fiscal period commencing on July 1, 2017 and ending on June 30, 2018 and requesting approval of same by the Oversight Board.

D-9 CONSIDERATION OF RESOLUTION NO. SA 17-71 APPROVING AN ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY FOR FISCAL YEAR 2017-18

Action taken: The Successor Agency adopted Resolution No. SA 17-71 approving the Successor Agency's Administrative Budget for the time period commencing July 1, 2017 and ending June 30, 2018.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

E-1 DISCUSSION AND DIRECTION REGARDING MAINTENANCE AND USAGE OF LA PUENTE PARK (COUNCIL MEMBER SOLIS)

Council Member Solis provided a PowerPoint presentation on maintenance concerns at La Puente Park. He noted it is the City's park and money needs to be put into repairs.

Council Member Holloway stated there is an ad hoc committee to address challenges at the park and homeless enforcement and rule enforcement have been issues.

Mayor Munoz stated the City the park is a priority but there are budget constraints. She requested Council Member Solis's pictures be added to the Committee record and requested the Committee review and provide recommendations of what can be implemented and how to support those projects in the budget.

ADHOC COMMITTEE REPORTS

Council Member Holloway stated the Committee meets to prioritize the most critical items and try to find funding for them. He noted the Committee has met with the users of the park to get their input. Mayor Pro Tem Lewis noted more issues are being brought up and the Committee has been meeting with the user groups individually. She noted it is important to meet with the groups to have a better understanding of the issues and not point fingers. Council Member Holloway noted the strategic plan meetings help with the planning process.

Due to the time, Council Member Holloway moved to continue the discussion to a later date. At the direction of the City Council the meeting was continued past 10:30 p.m.

Landscape and Lighting District: Nothing to report.

Code Enforcement: Nothing to report.

La Puente Park and Youth Program Oversight: Mayor Pro Tem Lewis reported the Committee met with the director of softball to gain an understanding of club sports and fundraising activities. The Committee will continue meeting with the other user groups.

Military Banner Recognition Program: Nothing to report.

AB 1234 REPORTS – None

ORAL COMMENTS FROM COUNCIL

Council Member Argudo noted park maintenance issues have been ongoing and the focus should be on the most sensitive areas where the kids play.

ORAL COMMENTS FROM STAFF

City Manager Carmany reported that the Los Angeles County Homeless count would be taking place tonight.

ADJOURNMENT

There being no further business before the City Council, Mayor Munoz adjourned the meeting at 10:33 p.m.

Approved this 14th day of February, 2017.

Sheryl Garcia Chief Deputy City Clerk	Valerie Munoz Mayor/Chair