

MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
REGULAR MEETING OF
APRIL 9, 2019

Per *Robert's Rules of Order Newly Revised 11th 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.lapueente.org.

A Closed Session and 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, April 9, 2019, at 6:30 p.m.

6:30 P.M.
CLOSED SESSION

CALL TO ORDER

Mayor Munoz called the meeting to order at 6:31 p.m.

ROLL CALL

Members present: Munoz, Klinakis, Holloway, Lewis and Solis.

Members absent: None.

Staff members present: City Manager Bob Lindsey, City Attorney Jamie Casso, Director of Development Services John Di Mario, City Clerk Sheryl Garcia, Director of Community Services Roxanne Lerma, and Management Assistant Cece Dunlap.

ORAL COMMUNICATIONS

None.

RECESS INTO CLOSED SESSION

The City Council recessed into closed session at 6:32 p.m. to discuss items as posted on the agenda.

1. THE CITY COUNCIL WILL RECESS TO CLOSED SESSION, CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION, Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) (one case)

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 7:07 p.m.

REPORT OUT OF CLOSED SESSION

City Attorney Casso reported that as to Item 1, direction was given to the City Attorney's office. No reportable action was taken and there was nothing further to report.

7:00 P.M. AGENDA OPEN SESSION

CALL TO ORDER

Mayor Munoz called the meeting to order at 7:07 p.m.

ROLL CALL

Members present: Munoz, Klinakis, Holloway, Lewis and Solis.

Members absent: None.

Staff members present: City Manager Bob Lindsey, City Attorney Jamie Casso, Director of Development Services John Di Mario, City Clerk Sheryl Garcia, Director of Community Services Roxanne Lerma, Finance Manager Troy Grunklee, Management Analyst Anissa Livas, Management Assistant Cece Dunlap, Assistant Planner Reina Schaetzel, and City Engineer William Pagett.

PLEDGE OF ALLEGIANCE

Jonathan Zamora, Workman Elementary School student, led the Pledge of Allegiance.

PRESENTATIONS

Emily Cruz, Workman Elementary School student, spoke about her participation in March 20, 2019, mock City Council meeting. She noted her school had an election to choose who would participate, and the topic that was discussed was speed bumps. She further noted the students had cake and asked questions of Council Member Holloway and Council Member Lewis. She enjoyed learning about the City.

Diego Valdez, Sunset Elementary School student, spoke about the mock City Council meeting and thanked Council Member Holloway and Council Member Lewis for informing the students throughout the meeting. He further thanked City Manager Lindsey and Director of Community Services Lerma for their work on the topic. He noted the students started state testing this week and the "color run" fundraiser.

ORAL COMMUNICATIONS

Elizabeth Munguia, Business Service Coordinator for East San Gabriel Valley America's Job Center of California, informed the City Council about upcoming events including a job fair with the Hacienda La Puente Adult School. She requested assistance from the City with event marketing in efforts for community involvement and noted an upcoming small business expo would be taking place in collaboration with Supervisor Hilda Solis' office in May. She spoke about other partnerships with other cities and indicated she has an interest in creating a job fair within La Puente.

Mary Smith expressed her concern with regard to a lien that was placed on her home; papers for her to sign; maintenance of her yard and money to be recovered.

BOARDS/COMMISSION/COMMITTEE REPORTS – None.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY

A-1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS OF MARCH 26, 2019

A motion was made by Council Member Solis, seconded by Council Member Lewis, to waive the reading and approve the minutes of the City Council and Successor Agency meetings of March 26, 2019. The motion carried by the following roll call vote:

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

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

B-1 CONSIDERATION OF: (1) A RESOLUTION ADOPTING CEQA FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM, AND CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, WITH ERRATA; (2) AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT NO. 17-01; (3) A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 74920; AND (4) A RESOLUTION APPROVING SITE PLAN AND DESIGN REVIEW APPLICATION NUMBER 1148 FOR THE DEVELOPMENT OF 22 SINGLE-FAMILY ATTACHED CONDOMINIUM UNITS LOCATED AT 135 and 145 1st STREET

Mayor Pro Tem Klinakis recused himself from this item due to property owned within 500 feet of the project.

Development Services Director Di Mario provided a staff report. He provided background on the proposed project including terms of the Development Agreement, in-lieu payment and the goals of the Downtown Business District Specific Plan. He further stated the project assists the City in meeting its assigned regional housing needs assigned

to the City by the Southern California Association of Governments. Director Di Mario discussed the history of the site including the Initial Study prepared in 2006 for a project that did not move forward, noting the site has been sitting vacant since 2007. Director Di Mario further provided information on the environmental documents prepared for the current project, public meetings and outreach and comments received on the EIR. He provided a timeline of the City's outreach efforts to interested parties including letters, emails, phone calls and in-person meetings.

Corinne Lytle-Bonine, Chambers Group, provided information regarding the Findings of Fact and Statement of Overriding Considerations (FOF/SOC) and potentially significant impacts associated with the project. She discussed the mitigation measures included in the EIR to mitigate the project's impacts. Justin Castells, Architectural Historian for the Chambers Group, provided information on the mitigation measures included for the project related to cultural resources. These include an Historic American Building Survey (HABS) type document which would include a report containing photographs and documents associated with the property to be retained in a place accessible to the public; an interpretive display also accessible to the public; archaeological monitoring and Native American monitoring.

Ms. Lytle-Bonine discussed the analysis of potential project alternatives and the feasibility of each alternative. She noted the FOF/SOC concludes the project will meet housing requirements, eliminate blight and enhance visual appeal, provide economic benefit to the city all of which outweigh the unavoidable adverse environmental effects to cultural resources.

City Clerk Garcia noted for the record that an email from Escott Norton was sent to the City Council and City Manager at 11:25 a.m. The email contained a letter in opposition to the project.

Mayor Munoz opened the public hearing.

Escott Norton, LA Historic Theatre Foundation, spoke in opposition to the project read into the record the letter he had emailed to the City Council earlier in the day.

Michael Sun, Architect for the proposed project, gave a brief overview of the design of the project, adding that the Applicant has agreed to all the Conditions of Approval.

Lauren Carboney, on behalf of the Old Town Puente Association, spoke in favor of the project. She noted no one has been interested in restoring the theater due to the cost and building condos would bring people into downtown shops, make the area safer and provide more work.

Mayor Munoz closed the public hearing.

In response to an inquiry from Mayor Munoz regarding rehabilitation costs and ownership, Development Services Director Di Mario stated the prior owner had lost the property twice to foreclosure before it was purchased by the current owner in 2016. He noted the property has been stagnant and not appealing and no one has been willing to purchase the property and renovate the theater.

Council Member Holloway noted if the City does not meet its housing standards it may lose SB 1 funds provided by the State. Development Services Director Di Mario stated the City receives approximately \$1 million a year in SB 1 funds which are used for street right of way improvements including street resurfacing and pavement repairs. He noted if SB 1 funds are lost, the City cannot maintain its streets and roads. Council Member Holloway stated there is pressure by the State to comply with building housing units and not doing so will affect other City programs.

Council Member Solis stated he was glad to see this project come forward.

Council Member Lewis asked if the EIR was a new document prepared for this project. Development Services Director Di Mario stated the EIR was brand new and the prior project was a lesser level of evaluation without the mitigation measures currently before the City Council. He provided a timeline of correspondence sent by the LA Conservancy to the City and noted the LA Historic Theatre Foundation had been copied on all of the letters. Council Member Lewis stated the City had made efforts to involve all interested parties.

A motion was made by Council Member Solis, seconded by Mayor Munoz, to adopt Resolution No. 19-5478 making findings and adopting CEQA Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, and certifying the Final Environmental Impact Report with an Errata, for Tentative Tract Map Number 74920, Development Agreement No. 17-01, and Site Plan and Design Review Application Number 1148. The motion carried by the following roll call vote:

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

A motion was made by Council Member Solis, seconded by Mayor Munoz, to waive reading of Ordinance No. 19-960 and read by title only. The motion carried by the following roll call vote:

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

A motion was made by Council Member Solis, seconded by Mayor Munoz, to introduce Ordinance No. 19-960, an Ordinance of the City of La Puente, California, Approving Development Agreement No. 17-01 for the Development of a 22 Unit Attached Condominium Unit Project, at the Property Located at 135 - 145 First Street, La Puente, California. The motion carried by the following roll call vote:

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

A motion was made by Council Member Solis, seconded by Mayor Munoz, to adopt Resolution No. 19-5479 approving Tentative Tract Map No. 74920. The motion carried by the following roll call vote:

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

A motion was made by Council Member Solis, seconded by Mayor Munoz, to adopt Resolution No. 19-5480 approving Site Plan and Design Review Application Number 1148. The motion carried by the following roll call vote:

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

C. UNFINISHED BUSINESS OF THE CITY COUNCIL

C-1 CONSIDERATION OF SELECTION OF "HERITAGE" STYLE CITY STREET NAME SIGNS

City Manager Lindsey noted that Staff is seeking direction on the selection of pole color, heritage or non-heritage style signs, and whether to install the heritage style signs citywide.

Discussion ensued regarding the cost difference to complete heritage style signs throughout the entire City; lightening the color of City logo; pole color; sign length; and the style of font and abbreviations.

The City Council's consensus of the pole color was dark brown and they were in favor of standardizing the size of the signs. The City Council provided direction to Staff to utilize both heritage style signs on light poles and to utilize the heritage style sign on top with a regular style sign underneath on the smaller poles. The City Council further directed Staff to utilize the white outlined City logo and font that was used in the previous green mock up sign.

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

A motion was made by Mayor Pro Tem Klinakis, seconded by Council Member Solis, to approve Consent Calendar Items D-1 through D-4. The motion carried by the following roll call vote:

AYES: Munoz, Klinakis, Holloway, Lewis, and Solis
NOES: None
ABSTAIN: None
ABSENT: None

D-1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT REGISTER NOS. 1468 AND 63

Action taken: The City Council and Successor Agency adopted Resolution No. 19-5481 approving Warrant Register No. 1468 and Resolution No. SA 19-93 approving Warrant Register No. 63.

D-2 CONSIDERATION OF AUTHORIZATION TO SOLICIT BIDS FOR CITYWIDE SLURRY SEAL STREET PROJECT

Action taken: The City Council: (1) approved the plans and specifications for the Construction of the Citywide Slurry Seal Street Project and; (2) authorized Staff to solicit for bids.

D-3 CONSIDERATION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE SUCCESSOR AGENCY TO THE FORMER LA PUENTE COMMUNITY DEVELOPMENT COMMISSION AND JASMINE REAL ESTATE INVESTMENTS, LLC

Action taken: The Successor Agency considered and approved the Memorandum of Understanding between the Successor Agency to the former La Puente Community Development Commission and Jasmine Real Estate Investments, LLC.

D-4 CONSIDERATION OF A STREET USE AGREEMENT BETWEEN THE CITY OF LA PUENTE AND THE KIWANIS CLUB OF HACIENDA HEIGHTS FOUNDATION FOR THE FOURTH ANNUAL DOWNTOWN LA PUENTE CAR SHOW

Action taken: The City Council: (1) approved the Street Use Agreement for the Fourth Annual Downtown La Puente Car Show; and (2) authorized the City Manager to execute the Agreement on behalf of the City.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL – None.

AD HOC COMMITTEE REPORTS

Landscape and Lighting District: Nothing to report.

Code Enforcement: Nothing to report.

La Puente Park Master Plan and Youth Program Oversight: Council Member Lewis noted that the ad hoc committee would meet on April 10, 2019, at 1:30 p.m. Mayor Munoz noted a park community partnership meeting, steering committee meeting and town hall meeting would take place on April 17, 2019.

Military Banner Recognition Program: Nothing to report.

Grant Writing: Nothing to report.

Traffic Sign Inventory and Revitalization: Nothing to report.

Noise Ordinance: Council Member Holloway reported the ad hoc committee met with City Manager Lindsey and Code Enforcement Manager Mrakich to discuss noise issues.

Comprehensive Fee Schedule: Mayor Pro Tem Klinakis reported the ad hoc committee met and a report would be brought to the City Council at the next City Council meeting.

Communications: Nothing to report.

Puente Pride: Nothing to report.

Electronic Billboards: Nothing to report.

AB 1234 REPORTS – None.

ORAL COMMENTS FROM COUNCIL

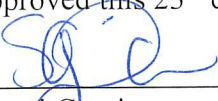
Mayor Pro Tem Klinakis noted that per Yelp, Alma Delia's restaurant has been ranked #1, and Domestic restaurant has been ranked #18 in the San Gabriel Valley.

Mayor Munoz announced the invitation to the Hacienda La Puente Unified School District's 2019 Art Show taking place on April 17, 2019 from 5:00 to 8:00 p.m.

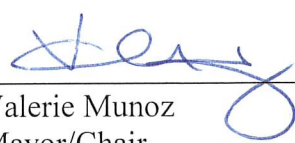
ORAL COMMENTS FROM STAFF – None.

There being no further business before the City Council, Mayor Munoz adjourned the meeting at 9:03 p.m.

Approved this 23th day of April, 2019.



Sheryl Garcia
City Clerk



Valerie Munoz
Mayor/Chair