



**CITY OF AZUSA  
MINUTES OF THE CITY COUNCIL AND  
THE SUCCESSOR AGENCY TO THE  
FORMER REDEVELOPMENT AGENCY  
REGULAR MEETING  
MONDAY, NOVEMBER 2, 2015 – 6:30 P.M.**

The City Council of the City of Azusa met in regular session at the above date and time in the Azusa Auditorium located at 213 E. Foothill Boulevard, Azusa, CA 91702.

Mayor Rocha called the meeting to order at 7:30 P.M.

Call to Order

**ROLL CALL:** Roll call was taken by City Clerk Cornejo.

Roll Call

**PRESENT: COUNCILMEMBERS:** GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA  
**ABSENT: COUNCILMEMBERS:** NONE

**ALSO PRESENT**

**Elected Officials:** City Clerk Cornejo.

**Staff Members:** City Manager Butzlaff, City Attorney Martinez, Community Development Director Christiansen, Director of Public Works/City Engineer Bobadilla, Utilities Director Morrow, Police Chief Gonzalez, Finance Director Paragas, Director of Human Resources & Risk Management Ayala, Director of Information Technology & Library Services Graf, Assistant Planner Ibanez, Neighborhood Services Coordinator Quiroz, and Administrative Technician Juarez.

The Pledge of Allegiance was led by Ms. Lenet Pacheco.

Flag Salute

The invocation was given by Pastor Daniel Simonson, Christbridge Immanuel Church.

Invocation

**PUBLIC COMMENT**

Pub. Comment

Mr. Gregory Ahern, Sr. addressed his concerns about the conflict of interest issue for the Transit Oriented Development Specific Plan Public Hearing since the Councilmember who was previously told that he could not participate in discussions was then asked to make a decision that he was unprepared for. He commented on the two-way street conversion and how it affected the other two Councilmembers that were not allowed to participate. He requested clarification regarding the reason why three Councilmembers had exited the chambers, along with the City Manager and City Attorney during the last meeting.

G. Ahern, Sr.  
Comments

Mr. Jorge V. Rosales addressed item G-2, the Long-Range Property Management Plan, stating that it was a lot of information to review over a short amount of time, and hoped that the Council understood how much the properties were purchased for and their current value. He also addressed item E-5, Revised Library Patron Use Policy, which he believed should be amended to include the prohibition of smoking in front of the library.

J. Rosales  
Comments

Mr. Art Morales expressed concern with not being allowed to speak during the continued public hearing, and suggested that a notice be placed on the agenda to notify the public that they can only speak once for a public hearing. He addressed the danger of bicycle lanes, the heights of buildings, and lack of elevators. He thanked Councilmember Macias and Mayor pro-tem Alvarez for their service to our country, and reminded everyone to vote for the School Board Election.

A. Morales  
Comments

City Manager Troy Butzlaff responded to Mr. Ahearn's concerns, stating that he had escorted the two conflicted Councilmembers to the lounge and when he had returned, City Attorney Marco Martinez was speaking with Councilmember Carrillo regarding his specific conflict issues, as he had previously participated in discussions and had some questions that needed to be addressed.

T. Butzlaff  
Comments

City Attorney Marco Martinez confirmed that the conversation was only between the City Manager, himself and Councilmember Carrillo, and no Brown Act violation had occurred. With respect to comments regarding the discussion of the two-way street conversion, various options were looked at in order to allow all Councilmembers to participate, including the removal of the two-way street conversion, but that was impossible because the Environmental Impact Report (EIR) also included the conversion impacts. All of the options were verified with the California Fair Political Practices Commission (FPPC) and the City was advised to stay the course, as there was no way to do it without

City Attorney  
Comments

a lengthy and costly appraisal process. He explained that the issue arose within the last couple of weeks, as the two-way conversion discussions were had in workshops early on and the boundaries were not known at the time. Once Staff learned of the potential conflicts with some of the Councilmembers, the FPPC was contacted and this process had been suggested. It is imperfect, as it doesn't allow every member to participate, but it is authorized by law.

City Manager Butzlaff announced that should the Council wish to have answers to the questions regarding item G-2 posed by Mr. Rosales, they could pull the item and he would answer the questions at that time. With respect to the questions regarding item E-5, the policy is based on State law, which prohibits smoking within 25 feet of the entrance to a public building. T. Butzlaff  
Comments

City Attorney Martinez addressed the comments about public comment during public hearing for the TOD Specific Plan, stating that the Brown Act requires the City to allow public to speak on public hearing items; however, the public is only allowed to speak once on a particular item. There isn't a continuous right to speak should the Council wish to continue that item. City Attorney  
Comments

**REPORTS, UPDATES, COUNCIL BUSINESS AND ANNOUNCEMENTS - STAFF** Rprts/Update

City Manager Butzlaff presented the Council with a framed picture of some of Mr. Jose Antonio Aguirre's artwork that was given to the City by Metropolitan Transportation Authority (MTA) staff. T. Butzlaff  
Comments

Mayor Pro-tem Alvarez reminded everyone to vote on November 3, 2015; announced that he had attended the Gold Line ceremony, at which an announcement had been made that the Gold Line was scheduled to open on March 5, 2016. He requested staff follow up with his inquiry about free rides for the public on the first day. He reminded everyone that the City had moved to one-day per week watering schedule. E. Alvarez  
Comments

Councilmember Macias acknowledged the hard work and efforts of former Assistant City Clerk, Juana Hernandez, who was a dear friend of his and would be missed. He reminded everyone to vote in the Azusa Unified School District School Board election. He requested that the Gold Line staff provide a train depot status and timeline update to the City at the next Council Meeting. He also announced that he would be running the 2<sup>nd</sup> Annual Revel Marathon on November 7, 2015 with Economic and Community Development Director Christiansen. U. Macias  
Comments

Councilmember Gonzales announced the Revel Marathon on Saturday, November 7, 2015 and wished good luck to all of the participants. He encouraged residents to check the website for street closures. R. Gonzales  
Comments

Councilmember Carrillo congratulated White's Funeral Home, the Chamber of Commerce and all of the sponsors for the Dia de Los Muertos event that took place on Sunday, November 1, 2015. A. Carrillo  
Comments

Mayor Rocha announced the following events: the November 3, 2015 election; the recognition of VFW Post 87 Commander Jesse Martinez by Senator Hernandez in West Covina, on Friday, November 6, 2015; the Revel Marathon on November 7, 2015; the cleanup of the Edgewood Shopping Center on Saturday, November 7, 2015; the Veteran's Day program sponsored by the Azusa Veterans Memorial Committee and the City of Azusa on November 11, 2015, at which 14 veterans would be honored; Be-a-Walker on November 14, 2015; and Azusa Cares Workshop regarding financial stress on November 14, 2015. He asked that everyone keep service men and women in their prayers. J. Rocha  
Comments

Mayor Rocha recommended that Scheduled Items D-1 and D-2 be moved to the end of the agenda and that Item D-2 be heard prior to D-1 as a courtesy to the two Councilmembers that had to recuse themselves.

**CONSENT CALENDAR:** Moved by Gonzales, seconded by Macias, to approve Consent Calendar Items D-1 to D-8, by the following vote of the Council: Consent  
Calendar

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA  
NOES: COUNCILMEMBERS: NONE

1. The minutes of the Regular Meeting of October 5, 2015 were approved as written. Minutes
2. Resolution No. 2015-C59 was adopted and entitled: Reso 2015-C59,  
Warrant  
Register  

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID.
3. The Human Resources Action Items, in accordance with the City of Azusa Civil Service Rules and applicable Memorandum of Understanding(s), were approved as follows: H.R. Action  
Items  

Merit Increase and or Regular Appointments: G. Antunez, L. Ledezma  
New Appointments: L. Lacasella, J. M. Munoz  
Separation: J. Hernandez
4. The acceptance of the grant award from the Canyon City Foundation for the Azusa Library Literacy Program and the necessary budget amendment were approved. Grant Award,  
Literacy  
Program

- |  |                                |
|--|--------------------------------|
| 5. The changes to the Patron Conduct Policy for the Azusa City Library, modifying the age for unattended children from under the age of 7 to under the age of 12, was approved.  | Patron Conduct Policy          |
| 6. The Task Order with Willdan Engineering for a not-to-exceed fee amount of \$87,490 to perform project management, construction management, and inspection services for the Azusa Avenue Pavement Rehabilitation Project was approved.   | Willdan Engineering Task Order |
| 7. Staff was authorized to solicit a Notice of Inviting Bids to clean above the ceiling tiles at City Hall West Wing.  | Notice Inviting Bids           |
| 8. The Performance Bond in the amount of \$311,453, the Labor and Materials Bond in the amount of \$311,453 and the Monument Bond of \$4,000 for Tract 54057-10 were released; and the Performance Bond in the amount of \$710,584, the Labor and Materials Bond in the amount of \$710,584 and the Monument Bond of \$10,000 for Tract 540570-16 were released. | Release of Bonds               |

**ORDINANCES/SPECIAL RESOLUTIONS.**

<u>SECOND READING AND ADOPTION OF ORDINANCE ADDING ARTICLE XI TO CHAPTER 62 OF THE AZUSA MUNICIPAL CODE RELATING TO PROHIBITING SMOKING, CAMPING, AND THE STORAGE OF PERSONAL PROPERTY IN OR UPON PUBLIC PROPERTY OF THE CITY OF AZUSA.</u>	Ordinance No. 2015-O12, Second Reading and Adoption
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Councilmember Gonzales offered an Ordinance entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AZUSA ADDING ARTICLE XI TO CHAPTER 62 OF THE AZUSA MUNICIPAL CODE RELATING TO PROHIBITING SMOKING, CAMPING, AND THE STORAGE OF PERSONAL PROPERTY IN OR UPON PUBLIC PROPERTY OF THE CITY OF AZUSA

Moved by Councilmember Gonzales, seconded by Councilmember Carrillo, to waive further reading and adopt Ordinance No. 2015-O12, prohibiting smoking, camping, and the storage of personal property in or upon public property of the City of Azusa, by the following vote of the Council:

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA  
 NOES: COUNCILMEMBERS: NONE

**SUCCESSOR AGENCY ITEMS**

<u>RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY.</u>	Reso No. 2015-R24, Warrant Register
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Mayor Rocha offered a Resolution entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF AZUSA ALLOWING CERTAIN CLAIMS AND DEMANDS TO BE PAID OUT OF SUCCESSOR AGENCY FUNDS

Moved by Mayor Rocha, seconded by Mayor Pro-Tem Alvarez, to adopt Resolution No. 2015-R24, by the following vote of the Council:

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA  
 NOES: COUNCILMEMBERS: NONE

<u>APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN (LRPMP) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5.</u>	Long-Range Property Management Plan
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City Manager Butzlaff and Economic and Community Development Director Christiansen responded to the questions posed by Mr. Rosales during the public comment portion of the meeting, stating that the LRPMP was lengthy, but it came down to how the properties would be categorized for presentation to the State of California. Some of the properties were purchased with loans from the General Fund to the former Redevelopment Agency. Since the Agency did not have sufficient funds to repay those loans, the properties were transferred back to the City as repayment, and the City would attempt to recover 100% of the loan amount for those properties. The State Assembly and Senate approved SB7, which made it clear that the City was required to have a LRPMP in place before the end of the calendar year; otherwise the City would be forced to liquidate these properties with no consideration of the value or arrangement that was in place. He recommended that Council proceed to have it filed with the State.

Councilmember Carrillo requested that the acquisition date for the property located at 805 N. Dalton Ave. be corrected.

Mayor Rocha offered a Resolution entitled:

Reso No. 2015-  
R25

RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF AZUSA APPROVING AND ADOPTING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

Moved by Mayor Rocha, seconded by Councilmember Carrillo, to adopt Resolution No. 2015-R25, approving a Long-Range Property Management Plan by the following vote of the Council:

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA  
NOES: COUNCILMEMBERS: NONE

**SCHEDULED ITEMS**

Scheduled Items

PUBLIC HEARING - ADOPT RESOLUTION 2015-C58 APPROVING THE EXECUTION AND DELIVERY OF CALIFORNIA COMMUNITIES TRANSPORTATION REVENUE (INSTALLMENT SALE) CERTIFICATES OF PARTICIPATION, SERIES 2016 (T.R.I.P. – TOTAL ROAD IMPROVEMENT PROGRAM) PURSUANT TO A TRUST AGREEMENT, AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST AGREEMENT, CERTIFICATE PURCHASE AGREEMENT AND AN INSTALLMENT SALE AGREEMENT, AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT IN CONNECTION WITH THE OFFERING AND SALE OF SUCH CERTIFICATES, AND AUTHORIZING THE FILING OF A VALIDATION ACTION AND OTHER MATTERS RELATING THERETO.

Public Hearing,  
T.R.I.P.  
Installment Sale

City Manager Butzlaff introduced the item stating that the City had an opportunity to take advantage of a significant grant that was awarded by the Los Angeles County Metropolitan Transportation Authority (Metro) for the construction of a traffic management system. If the City does not provide a 40% match of funds, the City will lose the grant funds assigned. The City needs to finance the amount, as the General Fund and special transportation accounts do not have sufficient dollar amounts. He announced that the City's financial advisor Michael Bush, Urban Futures, Inc. was available to answer any questions that the Council may have.

Item Introduced

Public Works Director/City Engineer Daniel Bobadilla provided further information about the item, stating that the grant was for a project that would improve 43 traffic signals throughout the City, including an upgrade to equipment and infrastructure. As part of this grant, the City is required to provide a 40% match of the total project cost, which would be approximately \$2.33 million dollars. He noted that Staff was seeking financial assistance in order to qualify for the grant and the remaining borrowed funds would be used for various street improvement projects.

D. Bobadilla  
Comments

Staff responded to questions posed by Mayor Pro-tem Alvarez, noting that staff was seeking an allocation of \$3.5 million, \$2.4 of which would be used to cover the Metro grant, and the additional \$1.1 million would be used for the street improvement projects. The action requested included an authorization of up to \$8 million using Measure R, Proposition C and Gas Tax Funds, should the City wish to do so at a later time. Each time the City does a Certificate of Participation, it has to do a judicial validation action which costs \$15,000 each time and could take up to 90 days. By obtaining advanced authorization, the City can forego judicial validation in the future, should it need additional funds. He advised that Staff was currently requesting \$3.5 million payable in annual installments over the 24 year life of Measure R.

City Financial Advisor Michael Bush, Urban Futures, Inc., addressed the item. He informed that at the direction of the City, they had looked at available funding for Measure R, which provided enough funding to match the grant but also additional dollars to projects. The blended interest rate is 4.2% but not to exceed 6% and the proposed term matches the Measure R term, which can be shortened.

M. Bush  
Comments

Finance Director Susan Paragas responded to questions posed by Mayor Pro-tem Alvarez stating that the City currently received approximately \$834,000 in Proposition C funds; however, there were operations that expended that funding. Approximately \$1.2 million in Gas Tax are received, which primarily maintain City streets and sidewalks. The City does not have excess funding to assist with the Installment Sales Agreement, but, should additional funding happen in the near future, and additional public works money was needed, Proposition C and Gas Tax funding could be used for it.

S. Paragas  
Comments

Discussion ensued regarding the amount of money being requested, bond interest rates, and the repayment period. Staff provided a brief synopsis of how the streets were maintained and the importance of making a small investment before the maintenance need became larger.

Discussion

Mayor Rocha declared the Hearing open and City Clerk Cornejo read the affidavit of proof of publication published on October 28, 2015, in the San Gabriel Valley Tribune.

Hearing Opened

**PUBLIC COMMENT**

Public Comment

Mr. Jorge V. Rosales expressed concern with the amount of money requested; asked for clarification on what the Proposition C revenues and Gas Tax funds were being used for; and inquired why the City had not allocated funds to a street maintenance plan.

J. Rosales  
Comments

Mr. Art Morales suggested that the City obtain a loan from the Light & Water Department instead of financing in order to avoid paying interest. A. Morales  
Comments

City Financial Advisors Michael Bush, Urban Futures, Inc. and John Kim, Stifel, Nicolaus & Company, provided further information regarding the increase in costs associated with the delaying of a road project; stated that the financing would be pooled with other cities in order to have a lower cost of issuance for program participation; and provided an explanation regarding the difference between a certificate of participation and a bond. Financial  
Advisor  
Comments

Moved by Councilmember Carrillo, seconded by Councilmember Gonzales, to close the hearing by the following vote of the Council: Hearing Closed

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA  
NOES: COUNCILMEMBERS: NONE

Councilmember Macias offered a Resolution entitled:

RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF CALIFORNIA COMMUNITIES TRANSPORTATION REVENUE (INSTALLMENT SALE) CERTIFICATES OF PARTICIPATION, SERIES 2016 (T.R.I.P. – TOTAL ROAD IMPROVEMENT PROGRAM) PURSUANT TO A TRUST AGREEMENT, AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST AGREEMENT, CERTIFICATE PURCHASE AGREEMENT AND AN INSTALLMENT SALE AGREEMENT, AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT IN CONNECTION WITH THE OFFERING AND SALE OF SUCH CERTIFICATES, AND AUTHORIZING THE FILING OF A VALIDATION ACTION AND OTHER MATTERS RELATING THERETO Reso. 2015-  
C58, Installment  
Sale T.R.I.P.  
Program

Moved by Councilmember Macias, seconded by Councilmember Carrillo, to waive further reading, and adopt Resolution No. 2015-C56, approving the issuance of certificates of participation to finance certain street improvement projects by the following vote of the Council:

AYES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ROCHA  
NOES: COUNCILMEMBERS: ALVAREZ

URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING AND AUTHORIZING EXECUTION OF A THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF AZUSA AND ROSEDALE LAND PARTNERS II FOR THE AREA GENERALLY LOCATED NORTH OF FOOTHILL BOULEVARD BETWEEN AZUSA AVENUE (STATE HIGHWAY 39) TO THE WEST AND CITRUS AVENUE TO THE EAST. THE PROPERTY ALSO EXTENDS FROM THE FOOTHILL EXTENSION OF THE METRO GOLDLINE TO THE RIDGE OF THE FOOTHILLS WITH THE NORTHERLY PORTION OF THE PROPERTY BISECTED BY SIERRA MADRE AVENUE. Urgency  
Ordinance,  
Development  
Agreement

Economic and Community Development Director Christiansen introduced the item and advised that the Urgency Ordinance would extend the Rosedale Development Agreement (DA) by nine months. He informed that Staff had been working on a five year extension of the DA over the past year, but due to certain circumstances, was unable to complete the negotiations. The Urgency Ordinance was proposed since the current Ordinance was about to expire, and time would not allow for a second reading and 30 day wait period. An update of the project was provided on behalf of Rosedale Land Partners II representative, Mr. Bill Hollman. Item Introduced

Councilmember Gonzales offered an Ordinance entitled:

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, APPROVING AND AUTHORIZING EXECUTION OF AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF AZUSA AND ROSEDALE LAND PARTNERS II Urgency  
Ordinance No.  
2015-O13

The action did not modify the physical attributes or characteristics of the project as previously analyzed in an Environmental Impact Report (EIR) certified by the City Council on February 4, 2003, and approved by the City (SCH 2002071046). Insofar as no changes were being made to the previously approved project that would result in a new or substantially greater significant impact as compared to those identified in the aforementioned EIR, no subsequent CEQA review was required, as per State CEQA Guidelines section 15162.

Moved by Councilmember Gonzales, seconded by Councilmember Carrillo, to waive further reading and adopt Urgency Ordinance No. 2015-O13, by the following vote of the council:

YES: COUNCILMEMBERS: GONZALES, CARRILLO, MACIAS, ALVAREZ, ROCHA  
NOES: COUNCILMEMBERS: NONE

CONTINUED PUBLIC HEARING – APPROVAL OF AZUSA TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN, ZONE CHANGE, AND CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT FOR THE AREA GENERALLY BOUNDED BY 9TH STREET TO THE NORTH, ANGELENO AVENUE TO THE WEST, 5TH AND 6TH STREETS TO THE SOUTH, AND CITRUS AVENUE TO THE EAST. Continued Public Hearing, TOD Specific Plan

Economic and Community Director Christiansen re-introduced the item, stating that the public hearing was opened at the previous Council Meeting of October 19, 2015. Staff would be providing clarification on concerns about the Gold Line District building heights, the Downtown District building heights, and the two-way street conversion of Azusa Avenue and San Gabriel Avenue that were raised at the previous meeting. Item Introduction

The Specific Plan contains Building Form Standards which include setbacks, building location, building entrances, massing, articulation, ground floor uses, residential open spaces, mixed use standards, window glazing, and good neighbor policies. An overview of the proposed heights and examples of building form standards was provided.

Revised alternatives to the proposed Downtown and Gold Line District building heights were presented. The alternative maximum height in the Downtown District was a 45 foot maximum, with an additional five feet for parapet and architectural features. The Gold Line District’s alternative maximum height was 47 feet with an additional five feet for parapet and architectural features. Both alternatives allow Council to approve a discretionary use permit for an additional five feet.

The proposed two-way conversion of both Azusa and San Gabriel Avenues, which would include one travel lane in each direction and bicycle lanes, was presented to the Council. The conversion was contemplated in the City’s General Plan in which San Gabriel Avenue was looked at for a class II bicycle lane. The conversion was only a recommendation and should the City decide to move forward with it, Council’s approval would be required.

PUBLIC COMMENT Public Comment

Mr. Gregory Ahearn Sr. addressed the proposed building heights, noting that he believed that the City was limiting its potential by keeping the maximum heights at a lower level; as a senior fire inspector, he stated that the new buildings were built with fire sprinklers to decrease the chances of a fatal fire. He suggested the utilization of rooftop space, an increase of the proposed hotel heights, and supported the installation of bicycle lanes on San Gabriel Avenue. G. Ahearn Sr. Comments

Economic and Community Director Christiansen provided a comparison of Azusa’s Specific Plan and the City of Glendora’s Specific Plan. He responded to a question posed by Councilmember Macias, stating that the City’s Specific plan did not contain incentive language that would allow a building to exceed the standards and contain additional floors, although there were allowances for articulations. K. Christiansen Comments

Moved by Councilmember Carrillo, seconded by Councilmember Macias, to close the hearing by the following vote of the Council: Hearing Closed

AYES: COUNCILMEMBERS: CARRILLO, MACIAS, ROCHA  
NOES: COUNCILMEMBERS: NONE  
ABSTAIN: COUNCILMEMBERS: GONZALES, ALVAREZ

Economic and Community Director Christiansen provided a description of building articulation in response to a question posed by Mayor Rocha, stating that it allowed buildings of the same heights to look different. K. Christiansen Comments

Discussion ensued regarding the fiscal impacts associated with the two-way street conversion as new signalization would be needed. It was noted that should the conversion take place at a later time, infrastructure costs would be looked at and Council would have the ability to make the decision on whether or not to fund it. Discussion

Mr. Miguel Nunez, AICP, Fehr & Peers, further addressed the fiscal impacts associated with the re-routing of traffic, stating that additional costs would be incurred for the installation of new operating signals. He advised that three concepts had been developed with various levels of cost; two of those options involved a minimal cost. The installation of signals and striping could be done in such a way that would allow the lanes to come together and split apart. M. Nunez Comments

Councilmember Carrillo commented on the continuance of the item, noting that he needed time to digest the information and seek clarification on some of the topics. He did not request any additional analysis and was comfortable with what staff had proposed. A. Carrillo Comments

Councilmember Macias addressed his concerns about density/quality of life and aesthetics. He further expressed his opinions regarding the proposed building heights, bicycle lanes, and the two-way conversion. U. Macias Comments

Discussion ensued regarding window glazing standards; the locations of the proposed buildings; parking locations for residential units; maintenance standards; and building setbacks. It was noted that the City would have development control on the properties, as they were owned by the City. The Specific Plan is a list of guidelines and standards are for a developer's use, the developments would still need to be approved by the Council. Discussion

Further discussion regarding the building heights, building maintenance, and the two-way street conversion ensued. Staff recognized the concerns and while the preference was to keep the heights recommended by the consultants, the alternative heights were proposed as well. The City can require that the development agreements include a performance bond or maintenance schedule to ensure that the developer is held accountable.

Councilmember Carrillo offered a Resolution entitled:

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF AZUSA, CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (SCH # 2015021018) FOR THE AZUSA TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN PROJECT; ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM

Reso No. 2015-C56

Moved by Councilmember Carrillo, seconded by Councilmember Macias, to waive further reading, and adopt Resolution No. 2015-C56, by the following vote of the Council:

AYES: COUNCILMEMBERS: CARRILLO, MACIAS, ROCHA  
NOES: COUNCILMEMBERS: NONE  
ABSTAIN: COUNCILMEMBERS: GONZALES, ALVAREZ

Councilmember Macias offered an Ordinance entitled:

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF AZUSA, APPROVING THE AZUSA TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN PROJECT AND ZONE CHANGE OF ALL PROPERTIES WITHIN THE SPECIFIC PLAN AREA FROM THEIR CURRENT ZONING TO 'SPECIFIC PLAN – AZUSA TRANSIT ORIENTED DEVELOPMENT'

Ordinance No. 2015-C11

Moved by Councilmember Macias, seconded by Councilmember Carrillo, to waive further reading, read by title only and introduce Ordinance No. 2015-O11, by the following vote of the Council:

AYES: COUNCILMEMBERS: CARRILLO, MACIAS, ROCHA  
NOES: COUNCILMEMBERS: NONE  
ABSTAIN: COUNCILMEMBERS: GONZALES, ALVAREZ

**ADJOURNMENT:**

Adjournment

It was the consensus of the City Council to adjourn the meeting.

**TIME OF ADJOURNMENT: 10:18 P.M.**



**CITY CLERK**

**NEXT RESOLUTION NO. 2015-C60 (City)**

**NEXT ORDINANCE NO. 2015-O14**

**NEXT RESOLUTION NO. 2015-R26 (Former Redevelopment Agency)**

**NEXT MEETINGS:** November 16, 2015 and December 7, 2015