



CITY OF AZUSA
MINUTES OF THE CITY COUNCIL, THE SUCCESSOR AGENCY
TO THE FORMER REDEVELOPMENT AGENCY,
THE PUBLIC FINANCING AUTHORITY
REGULAR MEETING
MONDAY, APRIL 15, 2019 – 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 6:31 P.M.

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

PRESENT: COUNCILMEMBERS: GONZALES, MACIAS, ALVAREZ, ROCHA
ABSENT: COUNCILMEMBERS: CARRILLO

ALSO PRESENT

Elected Officials: City Clerk Cornejo.

Staff Members: City Manager Gonzalez, City Attorney Martinez, Chief of Police Hunt, Director of Human Resources & Risk Management Bragg, Neighborhood Services Coordinator Quiroz, and Chief Deputy City Clerk Garcia.

PUBLIC COMMENT

None given.

CLOSED SESSION

The City Council recessed to closed session at 6:33 P.M. to discuss the following:

1. **CONFERENCE WITH LABOR NEGOTIATORS - Pursuant to California Government Code, Section 54957.6.**

City Negotiator: Sergio Gonzalez, City Manager and Tanya Bragg, Director of Human Resources & Risk Management
Organizations: SEIU (Service Employees International Union- Local 721), ACEA (Azusa City Employees Association), AMMA (Azusa Middle Management Association), APOA (Azusa Police Officers Association), CAPP (Civilian Association of Police Personnel), and APMA (Azusa Police Middle Management Association)

REGULAR SESSION

Mayor Rocha called the meeting to order at 7:34 P.M.

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

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

ALSO PRESENT

Elected Officials: City Clerk Cornejo.

Staff Members: City Manager Gonzalez, City Attorney Martinez, Chief of Police Hunt, Director of Public Works/City Engineer Bobadilla, Director of Recreation and Family Services Carpenter, Director of Human Resources & Risk Management Bragg, Director of Information Technology and Library Services Graf, Director of Economic & Community Development Marquez, Director of Utilities Robledo, Building Technician Huvall, Office Specialist Cabrera, Neighborhood Services Coordinator Quiroz, and Chief Deputy City Clerk Garcia.

The Pledge of Allegiance was led by Sergeant Erin Coutler and Ms. Nicole Reyes.

The invocation was given by Pastor Eddie Velasquez, Jesus is Lord Church.

CLOSED SESSION REPORT

The City Council reconvened at 7:34 P.M.; City Attorney Martinez announced the following regarding Closed Session: All Councilmembers were present with the exception of Councilmember Carrillo; Item 1 – Council heard a presentation from its negotiating team, no additional reportable action.

CEREMONIAL

1. Certificates of Recognition were presented to “Employees of the Quarter” Ms. Summer Huval – Building Technician and Ms. Aryanna Cabrera – Office Specialist.

PUBLIC COMMENT

Mr. Jorge V. Rosales clarified his comments made during the March 4, 2019 Public Hearing stating that he feels the project is great but does have concerns regarding the rezoning of open space, traffic, the possibility of non-assisted living units being converted to assisted living units, and the location of the project.

Mr. Hector Elizalde, representative of Congresswoman Grace Napolitano, announced an Emergency Preparedness Fair on May 18, 2019 at Azusa High School; and announced the Volunteer of the Year ceremony on June 1, 2019.

Mr. Jim Taite expressed his opposition to the rezoning of the Golf Course.

Ms. Yolanda Peña, Golden Days Committee Representative, announced the theme for the 2019 Golden Days “The Golden Hearts of Azusa” which was selected by 5th grade students at Mountain View Elementary School.

Mr. Steve Castro, Azusa Chamber of Commerce, thanked City Manager Gonzalez for the Question and Answer Session at Marie Callender; discussed past development projects in the City; and expressed his support for the proposed development project.

REPORTS, UPDATES AND ANNOUNCEMENTS FROM STAFF/COUNCIL

City Manager Gonzalez provided information about a recently attended meeting with Assemblywoman Blanca Rubio stating that several issues regarding restrictions placed on local municipalities, particularly transportation, housing, and stormwater; impacts on homelessness; and impacts of retiree benefits were discussed.

Mayor Pro-Tem Alvarez reminded everyone about the tax deadline; and wished everyone a Happy Cinco de Mayo.

Councilmember Macias wished everyone a Happy Easter; and asked everyone to drive safely as students are on Spring Break.

Councilmember Gonzales wished everyone a Happy Easter; thanked everyone that participated in the compost and mulch giveaway; and reminded everyone that the Shred-a-Thon will take place on April 13.

Councilmember Carrillo announced that a former Azusa resident, currently living in Spain, is competing on a television show called Family Duo; wished everyone a Happy Easter.

Mayor Rocha announced that the meeting would be adjourned in memory of Miss Haleigh Dawn Reyes, lifelong Azusa resident and Mr. Mike Spence, former Mayor of West Covina. He announced the following events: April 18 – 60th Anniversary of the Azusa City Library, April 18 – Gladstone Street School Spaghetti Dinner, April 25 – Dedication of Azusa Iconic “A” and Azusa Downtown Artbox Program, April 27 – Hazardous and Electronic Waste Recycling at Northrop Grumman, April 27 – National Rx Drug Takeback Day at Azusa Police Department, April 27 – Azusa City Library Family Faire Day, and April 20 – Care Harbor at the Pomona Fairplex.

SCHEDULED ITEMS

DISCUSSION REGARDING 2019 SUMMER MEETING SCHEDULE AND CANCELLATION OF MAY 20, 2019 REGULAR CITY COUNCIL MEETING

City Clerk Cornejo presented the Staff Report stating that beginning in 2016, the City Council has modified the summer meeting schedule; Staff also requested that the May 20, 2019 City Council Meeting be canceled due four of the five Councilmembers attending the ICSC Conference.

Moved by Councilmember Carrillo, seconded by Councilmember Gonzales and carried by unanimous vote of the Council to cancel the Council Meetings of May 20, 2019, July 1, 2019, August 5, 2019, and September 3, 2019.

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

PLAN AMENDMENT (GPA-2017-02), ZONE CHANGE (Z-2017-01), SENIOR HOUSING DESIGN REVIEW (DR-2017-20), GOLF COURSE DESIGN REVIEW (DR-2018-04), AND TENTATIVE TRACT MAP (TTM-81336) LOCATION: 1100 NORTH TODD AVENUE AZUSA (FORMERLY 919 WEST SIERRA MADRE AVENUE.) CEQA: A Final Draft Environmental Impact Report for the project was released for public review on November 28, 2018 to January 28, 2019. The Final Environmental Impact Report (SCH No. 2018061063) was released on February 21, 2019.

Mayor Rocha announced that he received written correspondence regarding the Item and provided it to City Clerk Cornejo for the record.

Consultant Ms. Lisa Brownfield, MIG, provided information about the proposed project stating that entitlements include a General Plan Amendment, Zone Change, Specific Plan Approval, Tentative Tract Map Approval, Design Review Approvals, and EIR Certification; provided a summary of the proposed California Grand Village Azusa Greens Project (CGV); provided an overview of Private Open Space, Parking, and Loss of Open Space; suggested a Condition of Approval requiring a Parking Management Analysis 1 year and 3 years after occupancy and if parking is insufficient then a parking management plan will be required; and presented the Environmental Impact Report (EIR).

The following responses to questions posed by the City Council at the March 4, 2019 meeting were provided: the Applicant is willing to install a pedestrian warning system; the Art in Public Places Fee is \$50,000; the Project is to construct a 6 foot wide ADA compliant sidewalk along Sierra Madre Avenue, which will terminate because Rain Bird site does not have a public sidewalk; the site selection was based on the rebirth of Downtown Azusa, proximity to transit and recreation, most golf courses are financially struggling and could use sale of property income, and the site location effort, 3 years ago, yielded no other 4.5 acre available site; \$1 Million will be spent for the reconfiguration of holes 3-6; studies show a possible earthquake fault crossing the southern golf course, should an active fault be found, structures meant for human occupancy couldn't be constructed on or within 50' of the fault line, however, it is possible that a proposed project could be configured to avoid the fault zone; the northern golf course is covered by a restrictions, covenant, and conditions that states that the parcel must remain a golf course as long as Azusa Greens Golf Course operates, if the golf course terminates, the site is required to continue as a buffer from the adjacent rock processing plant; any additional golf course projects will require entitlements and approvals from the City; the parcel's zoning has changed over the years and an overview of the various zonings was provided; a 24/7 car service would be provided to residents, Gold Line shuttle service would be provided to employees; the Azusa Greens Country Club does not have plans to develop other portions at this time; and the cost of independent living units range from \$3,850/month for a studio and \$5,000/month for a one bedroom.

Mayor Rocha reconvened the Public Hearing.

City Clerk Cornejo stated that the City received one letter of support for the project and one letter of opposition; and read the affidavit of proof of publication published on April 5, 2019, in the San Gabriel Valley Tribune.

Public Comment

Ms. Elaine Heisinger expressed her support of the proposed project stating that the California Grand Village would be a great addition to the City; and submitted a petition in support of the California Grand Village Project.

Ms. Marilyn Grinsdale expressed her support of the proposed project stating that many seniors are seeking this type of senior living.

Ms. Susana Taite submitted a petition with 250 signatures opposing the proposed project; and expressed her opposition of the proposed project stating that the proposed project is great but not in a great space.

Ms. Libertad Rodriguez expressed her support for the proposed project stating that it would provide an opportunity for many individuals to stay in Azusa.

Ms. Dianne Mallon expressed her support of the proposed project stating that having a place like the California Grand Village to move to, is a great option; and stated the benefits of the proposed project.

Ms. Alberta Thompson expressed her support of the proposed project stating that the City of Azusa has many opportunities for individuals as they begin to age.

Mr. Greg Benton expressed concerns regarding the proposed project stating that seniors need more affordable senior housing and inquired whether the proposed project meets the affordable senior housing needs in the City of Azusa; expressed concerns about the location of the nearest doctor, pharmacy, and retail center; and inquired about whether the City has considered using its eminent domain power to acquire other property to sell to the developer.

Mr. Roman Nava, representative of the Building Industry Association, expressed his support of the proposed project stating that studies show the State's senior population is expected to increase by 87%; urged the City to consider supporting senior housing proposals; and invited the Council to attend the Building Industry Association Housing Policy Conference.

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Mr. Jack A. Vander Loop expressed his support of the proposed project stating that the development would allow seniors to be with their peers and remain active; traffic impact would be minimal as many seniors do not drive; the open space is private property; and the project would be beneficial to the City.

Mr. Chuck Mikel expressed his support of the proposed project stating that this type of facility allows seniors to remain independent; the cost is reasonable when you consider the cost of running a household; and urged the Council to approve the proposed project.

Mr. Louis Navarro, Metropolitan Patrol Operations Manager, offered employment opportunities to Azusa residents, including Azusa Pacific University and seniors, which would allow them to give back to their community.

Ms. Jackie Swenson expressed her opposition of the proposed project stating that individuals residing near the project site were not notified of the proposed project until January 2019; and requested that residents receive notice on future projects.

Dr. Barbara Dickerson expressed her support of the proposed project stating that it provides an opportunity for seniors to live actively, have balanced meals, and engage with others; the open space that would be lost is private property; and the golf course would benefit from the funds being put into it.

Ms. Liza Papadopoulos expressed her support of the proposed project stating that it would be an ideal residence for her mother.

Ms. Tiffany Gardner expressed her support of the proposed project, on behalf of her mother, and asked that the Council support it as well.

Mr. Ian Scott expressed concerns regarding aspects of the Environmental Impact Report stating that the railroad crossing should be upgraded as recommended; and suggested that the Council rezone the open space as residential.

Ms. Liz Mellinger expressed her support of the proposed project stating that it would be an ideal residence for her father.

Ms. Julie Beeman, California Grand Villages Representative, provided a rebuttal to comments made stating that the California Grand Village is projected to be the second highest property tax generator; all housing, utilities, services, meals, housekeeping, and entertainment costs are covered by the monthly fee and the CGV Foundation can assist teachers and veterans; the owner of the Azusa Greens Golf Course does not have other plans for development of the golf course, only the surplus portion of the property is being sold, the development location does not impact the nearby residences, Azusa Greens will reconstruct holes 3-6 within 150 days of close of escrow, and the golf course will be reconstructed prior to Certificates of Occupancy; the development does not set a precedent, the City would have no obligation to approve a future application because it approved CGV, the City is obligated to review an application on its own merits and not link an application to speculation of future applications, and the Council could add to its findings that the approval of CGV is permitted because the golf course has surplus property and retain 18 holes and a PAR 70 rating; CGV would contribute less than a ½ second increase at the Todd Avenue and Sierra Madre Avenue intersection during peak hours, a traffic signal at the intersection could increase a delay and increase speeds on both Todd Avenue and Sierra Madre Avenue, CGV will enhance pedestrian and golf cart safety by installing a pedestrian or golfer activated warning system; the project would bring 90 full-time equivalent jobs, Azusa residents would be given the first opportunity for employment, and transit/carpool incentives would be provided to employees; similar quality projects are 90-95% full or have waiting lists, and Azusa residents will have priority on the CGV waiting list; CGV is prevented by law/licensing from converting to any other use, residents must be 62 or older, and resident's adult children under 62 are not allowed; there were concerns about the wording in the petition that was circulated and facts regarding the petition were presented; CGV can provide opportunities for high school and college student internships and interaction, seniors will create a new source of volunteers for Azusa, and CGV can donate unused food to Azusa foodbanks; CGV entered into a Good Neighbor Agreement with Rain Bird on April 14, 2019, and has agreed to protect Rain Bird's ongoing light industrial business; and CGV will commission a noise study for construction techniques recommendations, and Rain Bird will not oppose the construction or operation of the project.

Mr. Drew Purvis, California Grand Village Representative, announced that the California Grand Village will establish a \$1 Million CGF Foundation to assist Azusa teachers and veterans with CGV costs; and will seek other endowments and grants.

Moved by Councilmember Gonzales, seconded by Mayor Pro-Tem Alvarez and carried by unanimous vote of the Council to close the public hearing.

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

Councilmember Carrillo pointed out that although the majority of the public speakers were in support of the proposed project, it is a continued public hearing and there were individuals that spoke at the previous meeting in opposition of the proposed project. He discussed the project stating that he thinks it is a great project that would provide a different lifestyle to its residents; the project is not meant only for Azusa residents but to also attract people from other communities as well; affordability should not be dictated by the City; the green space is private property and the property owner should have a right to do what they want, within the zoning; the City is not legally obligated to change the zone; the biggest concern is zoning a residential project in between existing light industrial and manufacturing projects; anything done in the area will create additional traffic as no one is currently driving to the site; the biggest question is whether this would be the correct zoning for the site, which he did not believe it was.

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Mayor Rocha discussed the proposed project stating that although the current owners of the golf course are not interested in rezoning any other portion of the property, ownership changes and with new owners comes new visions; the \$1 Million that would be provided to the golf course will only be used for holes 3-6 and not the entire course; the possibility of not properly maintaining the property; an increase of traffic, pedestrian safety, and disobeying of traffic stops in the area surrounding the proposed project; the project is beautiful, but not in the right location; the Council votes to do what is right for the City of Azusa; although the green space is private, once it is gone, it is gone forever; and bringing delivery

trucks to that area will cause further traffic congestion on Sierra Madre Avenue as the street is already highly trafficked and individuals do not obey traffic laws.

Councilmember Gonzales discussed the proposed project stating that many of the homes in the area were built in the 1970s and 1980s and the California population has significantly increased since then; there is a housing crisis in California and neighboring cities are looking at golf courses and light industrial areas to place housing in order to meet the shortage; the site is considered green space, it is not open space as it is private property; the developer and the golf course have come to an agreement and the City Council would not be approving the proposed project but approving a zone change; Rain Bird, as a neighboring business, is not opposed to the project; the proposed project would bring in approximately \$200,000 in additional revenue for the City; the golf course would receive funds to help maintain it; a senior living project on a golf course is ideal as it would be utilized; traffic would not be highly impacted based on the type of development; new housing projects tend bring stigmas that don't typically come to fruition; and for these reasons he is in support of the proposed project.

Mayor Pro-Tem Alvarez discussed the proposed project stating that affordability is based off of what you can afford and can vary by individual; the biggest concern with traffic surrounding the project site is pedestrian safety; individuals should be held liable for not obeying traffic laws, not companies or projects; there is wasted space at Azusa Greens and the reorganization of the holes is helpful; the golf course is in favor of the proposed project and would benefit from it as business has declined; and expressed his support of the project.

Councilmember Macias discussed the proposed project stating that approval requires a General Plan Amendment, Zoning Amendment, and Design Review; in 2001 during the General Plan Update, preservation of open space was a great concern; the number of parking spaces may be sufficient but visitors to the development would likely park on the street creating a traffic impact; it is great that Rain Bird came to an agreement with the developer, and a copy of the agreement was requested, if available; although the golf course is struggling, they can find a way to do more to help themselves; there has been a precedent over the years to develop golf course or golf course adjacent property; the lack of a traffic signal should be reconsidered as two stop signs will not alleviate traffic congestion; the proposed project would be great for Azusa, but not at this location; California Grand Villages was commended for considering the City of Azusa, however other more suitable sites should be considered.

In response to a question posed by the Council, City Manager Gonzalez stated that the project is an agreement between the private property owner and the developer which was brought forward for Council consideration; it is not a project that the City is a party in.

Discussion ensued regarding the location of the proposed project and other available sites; zone changes; and open spaces.

Moved by Councilmember Carrillo, seconded by Councilmember Macias and carried by unanimous vote of the Council to deny the requested amendments to the Azusa General Plan, Development Map and Specific Plan; and direct Staff to draft Resolutions for denial of the Project and Tentative Tract Map based upon their inconsistency with the General Plan and Zoning Map to be placed on the agenda of the May 6, 2019 City Council Meeting.

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

CONSENT CALENDAR: Moved by Councilmember Carrillo, seconded by Mayor Pro-Tem Alvarez and carried by unanimous vote of the Council, to approve Consent Calendar Items E-1 to E-6, with the exception of Item E-7, which was handled under the Special Call portion of the agenda.

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

1. The minutes of the Special Meeting of March 25, 2019 and Regular Meeting of April 1, 2019 were approved as written.
2. Resolution No. 2019-C10 was adopted and entitled:

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 Section 5.75 and applicable Memorandum of Understanding(s), were approved as follows:
Merit Increase and/or Regular Appointment: E. Gutierrez
Separation: Q. Reynolds.
4. The list of contract agreements executed by the City Manager for the month of March 2019 was received and filed.

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5. The City Treasurer's Report of Receipts, Disbursements and Fund Balances for the month of November 2018 was received, reviewed, and filed.
6. Resolution No. 2019-C11 was adopted and entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, IDENTIFYING THE PROJECTS TO BE FUNDED WITH ROAD MAINTENANCE AND REHABILITATION ACCOUNT FUNDS.

7. Special Call.

Special Call

AUTHORIZATION TO SOLICIT A REQUEST FOR PROPOSALS (RFP) FOR REAL ESTATE BROKER AND CONSULTANT SERVICES

City Manager Gonzalez responded to questions posed by the Council stating that the City currently does not have a consultant to perform broker services for the City; Staff would like to release an RFP to see what types of proposals are received for broker and real estate consulting services; the City needs support to attract tenants to City owned properties; the City had a previous relationship with a real estate consultant but the agreement was terminated; City Staff does not have the listing abilities that a broker does; the broker would represent the City's interest in attracting tenants; fees for broker services are typically commission based and consultant services may be hourly based; the use of a broker and consultant services could assist with vacant or underutilized properties in the City; and an overview of the previous real estate consultant's services was provided.

Moved by Mayor Pro-Tem Alvarez, seconded by Councilmember Macias and carried by unanimous vote to authorize Staff to solicit proposals for Real Estate Broker and Consultant Services and accept proposals from qualified firms.

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

ADJOURNMENT:

The meeting was adjourned by consensus of the City Council in memory of Miss. Haleigh Dawn Reyes, Life-long Azusa Resident and Mr. Mike Spence, former Mayor of West Covina.

TIME OF ADJOURNMENT: 10:30 P.M.



CITY CLERK

NEXT RESOLUTION NO. 2019-12 (City)

NEXT ORDINANCE NO. 2019-01

NEXT RESOLUTION NO. 2019-R07 (Former Redevelopment Agency)

NEXT MEETINGS: May 6, 2019 and May 20, 2019