



CITY OF AZUSA
MINUTES OF THE SPECIAL MEETING OF
THE CITY COUNCIL
MONDAY, APRIL 25, 2016 – 6:30 P.M.

The City Council, of the City of Azusa, met in Special Session at the above date and time in the Azusa Light & Water Conference Room, located at 729 N. Azusa Avenue, Azusa, California.

Mayor Rocha called the meeting to order at 7:02 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 and City Treasurer Vasquez.

Staff Members: City Manager Butzlaff, City Attorney Martinez, City Attorney Ferre, Utilities Director Morrow, Police Chief Gonzalez, Public Works Director/City Engineer Bobadilla, Economic and Community Development Director Christiansen, Water System Engineer Barbosa, Management Analyst Lacasella, Storekeeper Alvarez and Administrative Technician Juarez.

COUNCIL RECESSED FOR BREAK AT 7:02 P.M. AND RECONVENED AT 7:15 P.M.

PUBLIC COMMENT

Mr. Andy Trachman, Citrus Crossing Properties, expressed his concerns regarding a component of one of the Block 36 proposals stating that the presence of an additional movie theater in the City may negatively impact the theater at Citrus Crossing.

Mr. Lydon Goldin, Regency Theater Operator, expressed his concerns related to the proposal for an independent film theater on Block 36.

SCHEDULED ITEMS

DISCUSSION OF PARKING OPTIONS NEAR THE CITY OF AZUSA GOLD LINE STATION; CONSIDERATION OF THE ADOPTION OF RESOLUTIONS TO ESTABLISH PARKING RESTRICTIONS ON STREETS AND FACILITIES NEAR THE DOWNTOWN AZUSA GOLD LINE STATION, AUTHORIZING A PERMIT PARKING PROGRAM TO ALLOW RESIDENTS TO PARK ON TIME-RESTRICTED STREETS.

City Manager Butzlaff presented the staff report stating that transit users have begun to park in the areas surrounding the Downtown Gold Line station which resulted in a loss of parking for both residents and businesses.

Police Chief Gonzalez discussed the parking challenges and residential impacts in relation to the Gold Line. Staff found the following solutions to mitigate the parking issues: time limited parking, employee placard system, issuance of warning citations, and the expansion of parking placards for residents.

Public Works Director/City Engineer Bobadilla discussed the time limited parking in the area surrounding the Downtown Gold Line Station and presented three options for the Council to consider in regards to parking impact mitigation.

Discussion ensued regarding the impacts of parking restrictions and the proposed zones. Councilmember Gonzales recused himself from the discussion of Zone 1 pending the setting of the boundaries due to the proximity of his residence. The Council requested that the boundaries of Zone 1 be expanded to Eleventh Avenue to the north, Foothill Boulevard to the south, Soldano Avenue to the east, and Angeleno Avenue to the West. Mayor Pro-Tem Carrillo recused himself from the discussion of Zone 2 due to the proximity of his residence. The Council requested that the boundaries of Zone 2 be expanded to Foothill Boulevard to the north, Angeleno Avenue to the West, Soldano Avenue to the east, and Sixth Street to the south. Staff was directed to revise the proposed Resolutions to include the expanded boundaries for presentation at the regular meeting of May 16, 2016.

COUNCIL RECESSED FOR BREAK AT 8:26 P.M. AND RECONVENED AT 8:32 P.M.

BLOCK 36 DEVELOPER PRESENTATIONS AND SELECTION.

Economic and Community Development Director Christiansen presented the staff report stating that an Ad Hoc Committee reviewed the seven proposals that were submitted and interviewed five of the proposers. The Committee selected two finalists but was unable to reach a consensus. The finalists were invited to present their proposals to the Council.

Representatives of The Charles Company provided a background of the firm and presented the proposed "Bloc AZ" mixed-use community living design which included 117 residential units, offices, retail spaces, restaurants and a bowling facility. In response to questions posed by the Council, The Charles Company stated that they were in negotiations with the bowling entertainment center and would be retaining the residential units for operation and ownership.

COUNCIL RECESSED FOR BREAK AT 9:04 P.M. AND RECONVENED AT 9:10 P.M.

Representatives of Serrano Development presented the proposed "Azusa Block 36, LLC" mixed-use project which included 108 residential units, retail spaces, restaurants and a Laemmle Theater. In response to questions posed by the Council, the Serrano Development stated that the Laemmle Theater would have a five year commitment to the location and provided a brief overview of the types of businesses that would be sought out for the proposed development.

COUNCIL RECESSED FOR BREAK AT 9:49 P.M. AND RECONVENED AT 9:54 P.M.

Mr. Erik Westedt, CBRE Representative, gave a brief analysis of the proposed projects stating that the bowling entertainment center had appeal, but there was no better anchor for restaurants than a theater. A five year commitment was typical and the anchor businesses of both developers were well placed.

Mr. Ken Hira, Kosmont Companies Representative, advised the Council that they should select the developer that they felt would be the best partner and have the ability to operate the project. He also stated that both developers were qualified and experienced.

Discussion ensued regarding the two presentations with some concerns about the number of available parking spaces and a desire to see letters of intents.

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Macias and carried by the following vote of the Council, to approve the selection of Serrano Development.

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

Mayor Rocha requested that the selected developer have full support of the Council and inquired about a Motion to Reconsider.

COUNCIL RECESSED FOR BREAK AT 10:48 P.M. AND RECONVENED AT 10:55 P.M.

City Attorney Martinez read the Rules of Order for a Motion to Reconsider.

Moved by Mayor Rocha, seconded by Councilmember Gonzales and carried by unanimous vote of the Council, to approve a Motion to Reconsider.

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

City Manager Butzlaff suggested the continuance of the item to the May 2, 2016 regular Council Meeting at which time the developers would provide further information.

Moved by Mayor Pro-Tem Carrillo, seconded by Councilmember Alvarez and carried by unanimous vote of the Council, to approve a motion to continue the meeting to May 2, 2016.

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

ADJOURNMENT

The meeting was adjourned by consensus of the City Council.

TIME OF ADJOURNMENT: 11:02 P.M.



CITY CLERK

