



**AGENDA**

**REGULAR MEETING OF THE CITY COUNCIL,  
THE SUCCESSOR AGENCY TO  
THE FORMER REDEVELOPMENT AGENCY AND  
THE PUBLIC FINANCING AUTHORITY  
OF THE CITY OF AZUSA**

**AZUSA AUDITORIUM  
213 EAST FOOTHILL BOULEVARD  
AZUSA, CA 91702**

**MONDAY, NOVEMBER 21, 2016  
6:30 P.M. Ceremonial/Closed Session  
7:30 P.M. Regular Meeting**

**AZUSA CITY COUNCIL  
JOSEPH ROMERO ROCHA  
MAYOR**

**EDWARD J. ALVAREZ  
COUNCILMEMBER**

**ANGEL CARRILLO  
MAYOR PRO-TEM**

**URIEL EDWARD MACIAS  
COUNCILMEMBER**

**ROBERT GONZALES  
COUNCILMEMBER**

**6:30 P.M.**

1. Call to Order
2. Roll Call

**CLOSED SESSION**

**NOTICE TO THE PUBLIC FOR CLOSED SESSION**

*Prior to going into closed session the City Council will convene in the Auditorium serving as Council Chambers to take public comment on the closed session items only. General public comment will be provided for during the regular portion of the meeting beginning at 7:30 P.M.*

**1. CONFERENCE WITH REAL PROPERTY NEGOTIATIONS Pursuant to California Government Code Section 54956.8.**

Agency Negotiators: Troy L. Butzlaff, City Manager and Kurt E. Christiansen, Director of Economic and Community Development

Negotiating Parties: Arman Gabay, The Charles Company

Under Negotiation: Consideration of Price and Terms of Payment

Property Address: 624 N. San Gabriel Avenue (APN 8611-004-914); 622 N. San Gabriel Avenue (APN 8611-004-912); 618 N. San Gabriel Avenue (APN 8611-004-903, 904); 612 N. San Gabriel Avenue (APN 8611-004-905); 610 N. San Gabriel Avenue (APN 8611-004-902); 604 N. San Gabriel Avenue (APN 8611-004-907); 600 N. San Gabriel Avenue (APN 8611-004-906)

2. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to California Government Code, Section 54956.8.**

Agency Negotiator(s): Troy Butzlaff, City Manager and Kurt Christiansen, Director of Economic & Community Development

Negotiating Parties: Todd Olson, Olson Urban Housing, LLC

Under Negotiation: Price & Terms of Payment

Property Address: 805, 803 and 809 North Dalton Avenue (APNs 8608-027-905, 906 and 908) and 810 North Alameda Avenue (APN 8608-027-907)

3. **CONFERENCE WITH LEGAL COUNSEL – POSSIBLE INITIATION OF LITIGATION Pursuant to California Government Code, Section 54956.9 (d)(4)**

1 Potential Case Concerning Supplemental Insurance Assessment Imposed by ICRMA

**7:30 P.M. - REGULAR MEETING OF THE CITY COUNCIL, THE SUCCESSOR AGENCY AND THE PUBLIC FINANCING AUTHORITY.**

**NOTICE TO THE PUBLIC FOR REGULAR MEETING**

*In compliance with Government code Section 54957.5, copies of staff reports or other written documentation relating to each item of business referred to on the Agenda are on file in the Office of the City Clerk - 213 E. Foothill Blvd.; copies for public view are at the Azusa City Library - 729 N. Dalton Ave., Azusa Police Department Lobby - 725 N. Alameda Ave., and the City of Azusa Web Page [www.ci.azusa.ca.us](http://www.ci.azusa.ca.us). Persons who wish to speak during the Public Participation portion of the Agenda or on a Public Hearing item, shall fill out a card requesting to speak and shall submit it to the City Clerk prior to 7:30 P.M.; cards submitted after will not be accepted.*

**A. PRELIMINARY BUSINESS**

1. Call to Order
2. Roll Call
3. Flag Salute
4. Invocation – Pastor Rick McDonald, Azusa House of Prayer
5. Closed Session Report by the City Attorney

**B. PUBLIC PARTICIPATION**

*This time has been set aside for persons in the audience to make public comments on items within the subject matter jurisdiction of the council/agency board that **are not listed on this agenda or are listed on this agenda as an item other than a public hearing item.** Members of the audience will have the opportunity to address the city council/agency board about public hearing items at the time the public hearing is held. Under the provisions of the Brown Act, the council/agency board is prohibited from taking action on oral requests, but may refer the matter to staff or to a subsequent meeting. The council/agency board will respond after public comment has been received. Each person or representative of a group shall be allowed to speak without interruption for up to five (5) continuous minutes, subject to compliance with applicable meeting rules. Questions to the speaker or responses to the speaker's questions or comments shall be handled after the speaker has completed his/her comments. Public Participation will be limited to sixty (60) minutes.*

**C. REPORTS, UPDATES, AND ANNOUNCEMENTS FROM STAFF/COUNCIL**

**D. SCHEDULED ITEMS**

1. **PUBLIC HEARING - CONSIDERATION OF AN ORDINANCE NO. 2016-08 AMENDING CHAPTER 14 OF THE AZUSA MUNICIPAL CODE AND ADOPTION OF 2016 CALIFORNIA BUILDING STANDARDS CODES.** *This ordinance is exempt from review under the California Environmental Quality Act ("CEQA"), pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Article 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.*

**RECOMMENDED ACTION:**

Conduct the Public Hearing, waive further reading, and adopt Ordinance No. 2016-08, an Ordinance of the City of Azusa amending Chapter 14 Azusa Municipal Code adopting the 2016 California Building Standards Code.

2. **EXTEND INTERIM URGENCY ORDINANCE NO. 2016-011 OF THE CITY COUNCIL OF THE CITY OF AZUSA, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858, MAKING FINDINGS AND EXTENDING A TEMPORARY MORATORIUM ON MARIJUANA USES PENDING THE ENACTMENT OF AN UPDATE TO THE CITY'S MUNICIPAL CODE.** *This Urgency Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly. The City Council further finds, under Title 14 of the California Code of Regulations, Section 15061(b)(3), that this Urgency Ordinance is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*

**RECOMMENDED ACTION:**

Adopt an Interim Urgency Ordinance No. 2016-011 of the City Council of the City of Azusa, California, enacted pursuant to California Government Code Section 65858 extending for a period of ten (10) months and fifteen (15) days the temporary moratorium on marijuana uses pending the enactment of an update to the City's Municipal Code.

3. **ADOPT RESOLUTION NO. 2016-C78 APPROVING THE FIRST AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT TO PROVIDE ADDITIONAL DEFERRED COMPENSATION BENEFITS.**

**RECOMMENDED ACTION:**

Adopt Resolution No. 2016-C78 approving the First Amendment to the City Manager Employment Agreement; and Approve the First Amendment to the City Manager Employment Agreement to increase the amount of deferred compensation.

**JOINT CITY COUNCIL AND SUCCESSOR AGENCY CONTINUED FROM NOVEMBER 7, 2016  
CITY COUNCIL MEETING.**

4. **PUBLIC HEARING – CONSIDERATION OF DEVELOPMENT AGREEMENT (DA-2016-01), STREET ALLEY VACATION, AND PURCHASE SALE AND AGREEMENT FOR THE CONSTRUCTION OF THIRTY (30), THREE (3) STORY HIGH TOWNHOMES ON PROPERTY ZONED GOLD LINE DISTRICT WITHIN THE AZUSA TOD SPECIFIC PLAN, LOCATED AT 803-809 N. DALTON AVENUE (APNs 8608-027-905, 906, 907, & 908) – APPLICANT: THE OLSON COMPANY.** *The project meets and complies with the conditions in CEQA Guidelines Section 15332 and will not have any significant environmental impacts.*

**RECOMMENDED ACTION:**

Continue the public hearing for all items related to the Olson Urban Housing project to the December 5, 2016 City Council meeting.

**E. CONSENT CALENDAR**

The *Consent Calendar* adopting the printed recommended actions will be enacted with one vote. If Councilmembers or Staff wish to address any item on the *Consent Calendar* individually, it will be considered under *SPECIAL CALL ITEMS*.

1. **MINUTES OF THE REGULAR MEETING OF OCTOBER 17, 2016.**

**RECOMMENDED ACTION:**

Approve minutes as written.

2. **RESOLUTION AUTHORIZING PAYMENTS OF WARRANTS BY THE CITY.**

**RECOMMENDED ACTION:**

Adopt Resolution No. 2016-C77 allowing certain claims and demands and specifying the funds out of which the same are to be paid.

3. **ACCEPTANCE OF GRANTS FROM THE WORKFORCE INVESTMENT AND INNOVATION ACT (WIOA) AND CALIFORNIA LIBRARY LITERACY SERVICES (CLLS).**

**RECOMMENDED ACTION:**

Accept the grant award from the Workforce Investment and Innovation Act (WIOA); and Accept the grant award from the California Library Literacy Services; and Approve necessary budget amendments and adjust the current fiscal year budget accordingly.

4. **CITY TREASURER'S STATEMENT OF CASH AND INVESTMENT BALANCES FOR THE MONTH OF SEPTEMBER 2016.**

**RECOMMENDED ACTION:**

Receive, review, and file the City Treasurer's Report for the month of September 2016.

5. **PRE-DISASTER MITIGATION GRANT APPROVAL TO AWARD A CONTRACT TO FOSTER MORRISON.**

**RECOMMENDED ACTION:**

Authorize the City Manager to execute a contract with Foster Morrison for the development of a Hazard Mitigation Plan.

6. **REQUEST TO APPROVE AN AGREEMENT WITH REGIONAL GOVERNMENT SERVICES AUTHORITY FOR INTERIM DIRECTOR OF HUMAN RELATIONS/RISK MANAGEMENT SERVICES.**

**RECOMMENDED ACTION:**

Waive the competitive bidding process, as authorized under Azusa Municipal Code Section 2-521 (a); and Approve an agreement with Regional Government Services Authority (RGS) for an Interim Director of Human Resources and Risk Management in an amount not to exceed \$40,000; and Authorize the City Manager to execute the agreement, in a form acceptable to the City Attorney, on behalf of the City.

7. **FIRST QUARTER FINANCIAL REPORT ENDING SEPTEMBER 30, 2016.**

**RECOMMENDED ACTION:**

Receive, review, and file the first quarterly financial report ending September 30, 2016.

8. **HUMAN RESOURCES ACTION ITEMS.**

**RECOMMENDED ACTION:**

Approve the following Personnel Action Requests in accordance with the City of Azusa Civil Service Rules and applicable Memorandum of Understanding(s).

F. **SUCCESSOR AGENCY RELATED BUSINESS.**

1. **RESOLUTION AUTHORIZING PAYMENT OF WARRANTS BY THE SUCCESSOR AGENCY.**

**RECOMMENDED ACTION:**

Adopt Resolution No. 2016-R16 allowing certain claims and demands to be paid out of Successor Agency Funds.

G. **ADJOURNMENT.**

**UPCOMING MEETINGS:**

December 5, 2016, 6:30 p.m. Ceremonial/Closed Session, 7:30 p.m. Regular Meeting  
December 19, 2016, 6:30 p.m. Ceremonial/Closed Session, 7:30 p.m. Regular Meeting

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a city meeting, please contact the City Clerk at 626-812-5229. Notification three (3) working days prior to the meeting when special services are needed will assist staff in assuring that reasonable arrangements can be made to provide access to the meeting.*

**CERTIFICATION**

I, Adrian Garcia, CMC, Chief Deputy City Clerk of the City of Azusa, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on November 17, 2016, seventy-two (72) hours prior to the meeting per Government Code 54954.2 at the City Clerk's Office, 213 E. Foothill Blvd.; the lobby of the Police Department, 725 N. Alameda Ave.; the Civic Auditorium, 213 E. Foothill Blvd.; the City Library, 729 N. Dalton Ave.; and on the City's Web Page at [www.ci.azusa.ca.us](http://www.ci.azusa.ca.us).



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Adrian Garcia, CMC  
Chief Deputy City Clerk  
Azusa City Clerk's Office