

# City Manager's Update

Tuesday, December 1, 2015

I hope that this email finds you all doing great and enjoying a tremendous week!

In an effort to provide an update of important news and notes from this last week, the following abridged Thanksgiving holiday report has been prepared. As always, please feel free to let me know if you have a question about any of the items contained in this update – I can be reached via email at [ochi@ci.monrovia.ca.us](mailto:ochi@ci.monrovia.ca.us)!

And of course... all the best to you and yours as we get ready for a wonderful week!

Best regards,  
Oliver

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## **QUOTE OF THE WEEK**

*Challenges are what make life interesting and overcoming them is what makes life meaningful.*

-Joshua J. Marine

## **4<sup>TH</sup> DIMENSION / COMMUNITY CENTER PROJECT UPDATE**

Last week, staff continued our outreach efforts soliciting additional input and information regarding the viability of the proposed 4<sup>th</sup> Dimension / Community Center project. We had a meeting with the general public on Monday, November 23, 2015, and received good feedback regarding concerns about the project and insights that we need to consider.

The presentation about the project which has been used to guide all of our outreach discussions, along with an overview of the proposed initiative, has been linked to our website at the following address:

<http://www.cityofmonrovia.org/economicdevelopment/page/community-center-4th-dimension-project-0>

Moving forward, we have the following additional outreach meetings scheduled:

- QUOTA Club
  - Wednesday, December 2, 2015 - 12:00 p.m.
- Community Meeting / Partner with MAP-ed Meeting
  - Saturday, December 5, 2015 - 10:00 a.m. (Library Community Room)

## **TOUR OF THE HISTORIC DEPOT COORDINATED FOR THE MOHPG MEMBERS**

Last week, the City coordinated a special tour of the Historic Depot for members of the Monrovia Historic Preservation Group (MOHPG). Public Services Director Tina Cherry led the discussion, and around 35 MOHPG members enjoyed the chance to take a behind the scenes look at the Historic Depot before the City initiates rehabilitation efforts to restore the building. A picture of the special meeting has been included as an attachment below.

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## **ENCINITAS AVENUE PLANNED DEVELOPMENT AREA DISCUSSED**

Last week, staff met with representatives from the Encinitas Historic District Working Group to further discuss options available for addressing the concern that residents on the block have regarding new development. In addition to continuing the work on establishing a Historic District for Encinitas Avenue, staff discussed with the group the potential opportunity of establishing a Planned Development (PD) Area for Encinitas Avenue.

In 1980, the first PD Area was established in the City, and the designation provides for more area-specific development guidelines when compared with our general development standards in the Zoning Ordinance. In addition to addressing the issues that have come up on Encinitas Avenue, staff believes that the use of the PD Area designation could be an effective tool in the larger citywide neighborhood compatibility study we are currently working through. We have been developing recommended updates to our proposed zoning ordinance to address the issues raised regarding mansionization, however, we have continued to receive feedback that in some instances, we need more specific development standards for specific locations in Monrovia. To that end, the proposed development of PD Areas to take into account local characteristics on a block-by-block basis could be an effective tool in establishing appropriate development standards that take into account the unique characteristics of individual neighborhoods.

Moving forward, we anticipate that a neighborhood meeting with the residents on Encinitas Avenue will be coordinated here in the next few weeks which will provide a forum for staff to discuss the applicability of the PD Area designation. As this situation unfolds, we will be certain keep the City Council apprised of any new developments that occur regarding this matter.

## **UPDATES TO OUR EXISTING MEDICAL MARIJUANA DISPENSARY REGULATIONS TO BE CONSIDERED**

The California State Legislature recently adopted the "Medical Marijuana Regulation and Safety Act," which added new procedures pertaining to the cultivation, distribution, and transportation of medical marijuana facilities. Furthermore, in order for local municipalities to continue to have the ability to regulate medical marijuana facilities pertaining to issues of cultivation, distribution, and transportation, updates to local land use and zoning codes must be adopted prior to March 2016.

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To that end, staff is coordinating a process for the Planning Commission on December 9, 2015, to consider updates and amendments to Chapter 5.96 of Title 5, and Chapter 17.44 of Title 17, of the Monrovia Municipal Code, related to the City's regulations on medical marijuana dispensaries and related activities. Moving forward, the item will then be heard as an initial ordinance introduction and first reading by the City Council on December 15, 2015, with the final public hearing and consideration scheduled to take place on January 19, 2016.

## **BRIGHT LIGHTS AND HOLIDAY DELIGHTS COMING TO MONROVIA**

Can you believe that the holiday season is right around the corner?!?! To help celebrate this special time of the year, the City has scheduled the Annual Christmas Tree Lighting Ceremony and Holiday Parade to take place on Thursday, December 3, 2015!

The evening is set to begin at 6:00 p.m. with the Christmas Tree Lighting ceremony in Library Park (321 South Myrtle Avenue). Make plans to come out that evening and see the new festive holiday decorations that the City has planned for this very special event!

Following the Christmas Tree Lighting Ceremony, the City's Holiday Parade will begin at 7:00 p.m. The parade theme for this year is "*Bright Lights, Holiday Delights*". The parade will travel north on Myrtle Avenue from Chestnut Avenue to Palm Avenue, and will be led by this year's Holiday Parade Grand Marshal, Monrovia resident Chuck Keen. Mr. Keen has dedicated his life to support our local veterans and military service personnel!

Many thanks to our Monrovia Old Town merchants who are sponsoring the parade, and to our dedicated Community Services Division staff for their efforts in coordinating what will surely be a fantastic event!

## **HOLIDAY HOME DECORATING CONTEST**

It's back!!! The very popular annual Holiday Home Decorating Contest, sponsored by the City of Monrovia, is upon us! Residents are encouraged to decorate their homes as we get ready for the Holiday Season! Applications for the Holiday Home Decorating Contest are now available, and can be obtained at the Monrovia Community Center (119 West Palm Avenue) or on the City's website at [www.cityofmonrovia.org](http://www.cityofmonrovia.org).

The contest judging will take place on Monday, December 14, 2015, and award winners will be recognized during the City Council meeting on Tuesday, December 15, 2015 at City Hall in Council Chambers. For additional information, please contact the Department of Public Services at (626) 256-8246.

## **SANTA BREAKFAST EVENTS ARE BACK FOR DECEMBER 2015!**

Just a quick note... with the Holiday Season now right around the corner, the ever popular Santa Breakfast events are back for December 2015! The current schedule has been included below as a quick overview of the upcoming Santa Breakfast events:

- Saturday, December 5, 2015
  - Jake's Roadhouse BBQ at 9:00 a.m.
  - Friends Café at 10:00 a.m.
  - The VFW at 2:00 p.m.

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- Saturday, December 12, 2015
  - Peach Café at 8:00 a.m.
  - Jake's Roadhouse BBQ at 9:45 a.m.
  - LeGourmand at 10:30 a.m.
  
- Saturday, December 19, 2015
  - The Monrovia at 9:00 a.m.
  - Rudy's at 10:00 a.m.
  
- Wednesday, December 23, 2015
  - Rudy's at 11:30 a.m. for a Santa Lunch

## **POLICE DEPARTMENT SEMI-WEEKLY NEIGHBORHOOD WATCH REPORT**

The most recent Police Department semi-weekly neighborhood watch report for the period November 19 – 22, 2015 has been uploaded to our website at the link below for your review and reference.

<http://www.cityofmonrovia.org/police/page/semi-weekly-report>

That's it for this update, thanks so much for taking the time to read this report and I do hope you have a wonderful rest of the week!

Best regards,  
Oliver

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**OLIVER CHI**  
City Manager

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