

City Manager's Update

May 12, 2015

Happy Thursday, I hope that this email finds you doing great!

For your reference, please enjoy the following collection of City news and notes from the past week. And also, please feel free to let me know if you have any questions regarding the update items – I can be reached via email at ochi@ci.monrovia.ca.us.

Have an amazing rest of the week!

Best regards,
Oliver

DANIELLE TELLEZ SET TO BE NAMED AS THE NEXT HUMAN RESOURCES DIRECTOR FOR THE CITY OF COVINA

This past week, Danielle Tellez shared with me some news that made me feel both tremendous pride in and excitement for Danielle, along with a great sense of loss for Monrovia. I hope that you will all join me in congratulating Danielle, who will soon be named as the new Human Resources Director for the City of Covina! Her last day with Monrovia will be Thursday, May 28, 2015.

OLD TOWN VACANCY REPORT

During the past few weeks, as one part of our preparation for the International Council of Shopping Centers (ICSC) Conference, staff has conducted a comprehensive assessment of the current business environment in Old Town Monrovia. Currently, there are 292 business locations in Old Town, and 272 of those spaces are open and operating. This equates to a vacancy rate of less than 7% for FY 2014/15.

For comparative purposes, Old Town vacancy rates during the past several years have been as follows:

- FY 2011/12 – 13% vacancy rate
- FY 2012/13 – 10% vacancy rate
- FY 2013/14 – 10% vacancy rate

Furthermore, based on our assessment, the current vacant spaces in Old Town are located at the following spaces:

- On Myrtle Avenue – 6 Vacancies
 - 218 Myrtle Avenue
 - 316 Myrtle Avenue
 - 420 Myrtle Avenue, Unit C
 - 423 Myrtle Avenue
 - 432 Myrtle Avenue
 - 505 Myrtle Avenue, Unit A

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- Foothill Park Plaza – 3 Vacancies
 - Suite A-3: 1,086 SF
 - Suite C-5: 1,170 SF
 - Suite D2-4: 3,797 SF

- Lemon Avenue – 8 Vacancies
 - 116 East Lemon Avenue
 - 136 East Lemon Avenue
 - 138 East Lemon Avenue
 - 139 West Lemon Avenue
 - 103 East Lemon Avenue, Suite 215 (Office)
 - 103 East Lemon Avenue, Suite 217 (Office)
 - 103 East Lemon Avenue, Suite 219 (Office)
 - 112 East Lemon Avenue, Suite A (Office)

- Colorado Boulevard – 2 Vacancies
 - 144 East Colorado Boulevard
 - 150 East Colorado Boulevard

- Olive Avenue – 1 Vacancy
 - 113 East Olive Avenue

In addition to the vacancy list, staff has been working to track the status of the new businesses that are planning to open in Old Town. There are seven new businesses that are in the process of being opened, and an overview of where those new businesses are currently at in the development process is briefly outlined below:

- Knot Too Shabby
 - Opened on Friday, May 8, 2015.

- Le Gourmand
 - Construction is currently underway and a final building inspection has been scheduled.

- Paradis
 - Building permit has been issued and the operator can begin tenant improvement construction work.

- Merengue
 - Construction is currently underway and the facility can open pending a final inspection.

- Bottega by Bella Serra
 - The building plans have been approved and the building permits for the tenant improvement work are ready for issuance.

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- Monrovia Bakery

- A new operator would like to locate a bakery at the Monrovia Bakery building, however, given the historic nature of the building, a façade review must be completed by the Historic Preservation Commission before building permits can be issued for tenant improvement work.

- 38 Degrees

- Building permits have been issued and the operator can begin moving forward with tenant improvement related construction.

STATE WATER RESOURCES CONTROL BOARD ADOPTS 25 PERCENT MANDATORY WATER USE REDUCTION REGULATIONS

Last week, the State Water Resources Control Board (SWRCB) adopted an emergency regulation that formally implemented the framework for achieving a 25 percent reduction in water use Statewide. These approved regulations have been forwarded to an Administrative Law Judge for review, and pending that formality, the new water use restrictions will be effective May 15, 2015. Also, per the adopted guidelines, Monrovia will be required to reduce our water consumption by 28% below 2013 usage levels.

The regulations that were adopted by the SWRCB places every urban water supplier into one of eight separate conservation standard tiers, which range from between 4% to 36%. With the adoption of these new rules, the SWRCB will each month compare the urban water suppliers' water use with their usage rates for the same month in 2013 to determine if the agency is on track for meeting their conservation standard. Per the new standards, each local water agency will still be provided with the ability to determine how to achieve the mandated water use reductions.

As was mentioned above, Monrovia was assigned a water reduction percentage of 28%, as our residential customers on a per capita basis used 154.6 gallons of water between July 2014 – September 2014. Also of note, between the 2013/14 and 2014/15 measurement periods used by the SWRCB as part of their analysis, Monrovia reduced its water consumption by 212 million gallons, or 11%.

Other local water providers located along the foothills of the San Gabriel Valley have been assigned the following proposed water use reduction percentages:

- Pasadena – 28% reduction in water use
- Sierra Madre – 32% reduction in water use
- Arcadia – 36% reduction in water use
- Cal-American (Bradbury / Duarte / San Marino / etc.) – 28% reduction in water use
- Azusa – 20% reduction in water use
- Glendora – 36% reduction in water use
- La Verne – 32% reduction in water use
- San Dimas – 28% reduction in water use
- Claremont – 32% reduction in water use

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The adopted regulations propose fines of up to \$10,000 per day for any agency that fails to implement these water use cuts. Click [here](#) to visit the Water Board's website where you'll find more information, resources and tips for conservation.

It is important to note that an internal staff committee has, during the past month, been working to develop a comprehensive plan for addressing this new water use restriction mandate. The committee, which has been named the Monrovia Water Conservation Think Tank, will be presenting a series of recommendations for the City Council's consideration at our May 19, 2015 meeting. The multi-departmental group has done some fantastic work in developing concepts for consideration, and I am certain that the plan we ultimately come up with will reflect the tradition of excellence that we have here in Monrovia.

FIRE DEPARTMENT TRAINING TOWER COMPLETE

We are very happy to be able to report that our new Fire Department Training Tower passed its final building inspection this past week and is now ready for use! The completion of this significant new regional training resource is certainly something that we should all take pride in, and plans are currently being made to host a grand opening ceremony to christen the brand new facility. Furthermore, our staff at the fire department is already making plans to conduct in-service and multi-jurisdictional training exercises at the new training tower, and we are certain that this tremendous new training resource will improve our fire and life safety service delivery, while also enhancing firefighter safety.

CELLULAR TOWER WILL NOT BE LOCATED ON THE RIDGESIDE WATER RESERVOIR

As you know, Verizon Wireless recently asked the City for permission to lease City-owned property on the Ridgeside Reservoir for the installation of a cell tower. It is important to note that prior to accepting the lease application, the City required that Verizon Wireless engage in community outreach efforts with the impacted neighborhood in order to obtain feedback from residents regarding the proposed cell tower project.

To comply with that requirement, Verizon Wireless has during the past few months hosted two community meetings at the Library Community Conference Room. Based on the feedback that the City received from residents at those meetings, and based on the manner in which Verizon Wireless has approached the entire outreach efforts, the City will not be leasing the City-owned property on the Ridgeside Reservoir for the installation of a cell tower.

It is important to note, however, that the City can say no to Verizon Wireless in this instance only because the matter involved a potential lease for use of City-owned property on the Ridgeside Reservoir. Based on recent changes in State and Federal law, if a telecommunication company, such as Verizon Wireless, requests the ability to locate a cellular tower / wireless facility in the public right-of-way (i.e., sidewalk locations, etc.), the City does not have the ability to say no to the installation of that wireless facility.

This inability for the City to block the location of cellular towers / wireless communication facilities is directly related to changes in State and Federal laws that have been made over the past few years. These changes have eroded the City's ability to control the placement of wireless telecommunication facilities in the City's right of way. In fact, prior to these State and Federal rule changes, the City's regulations

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expressly prohibited wireless facilities / cell towers from being placed in residential neighborhoods. The recent State and Federal modifications to telecommunication rules required us to make changes to our Municipal Code which limits our options regarding the prohibition of placing cell towers in residential neighborhoods.

These new regulations notwithstanding, please know that the City has and will continue to utilize every legal mechanism available to us to ensure that all cellular tower / wireless facility applications for locating in the public right-of-way undergo the strictest of public reviews. Our current rules discourage placement of cellular towers / wireless facilities in residential neighborhoods, and all applications require the wireless carrier to undergo an extensive and thorough permitting process.

YES PROGRAM UPDATE

During the past several months, staff has been interfacing with representatives from the Monrovia Unified School District (MUSD) and the YMCA to develop the overall 2015 YES Student Intern Program. Working collaboratively, the City has been administering the program, the YMCA has been coordinating the overall training components for the program, and the MUSD has been working to identify students that might benefit most from the overall initiative. It is also important to note that in total, there is currently enough funding to allow for 12 students to participate in the YES Student Intern Program this year, with the City funding 10 students and the YMCA funding 2 students.

In total, we have received 71 applications from individuals interested in participating in the YES Student Intern Program. Of those applications received, 48 were from Monrovia residents. MUSD counselors reviewed each of the applicants, and they have identified a total of 13 students categorized as "at risk." Also, of those 13 students, 2 are in 9th Grade, 2 are in 10th Grade, and 9 are in 11th Grade.

Moving forward, our plan is to coordinate interviews with the students that have applied for the program within the next few weeks. The overall program is then scheduled to begin on June 15, 2015, and will last through August 13, 2015. We are still coordinating processes related to these next steps and we will certainly be sure to keep everyone apprised of our progress during the next few weeks.

NEIGHBORHOOD COMPATIBILITY / HISTORIC PRESERVATION UPDATE

Just a quick note to let everyone know that we have confirmed a general public outreach meeting regarding neighborhood compatibility / historic preservation to take place on Wednesday, May 20, 2015, at 7 p.m. at the Knights of Columbus facility located at 130 West Pomona Avenue.

This particular meeting has been coordinated as the last of our initial public outreach efforts, and compliments the other activities we have engaged in to better ascertain details related to neighborhood compatibility / historic preservation concerns. As you may recall, to date, we have engaged in the following:

- Published a survey regarding neighborhood compatibility / historic preservation

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- Directed focus group meetings with real estate / development representatives, MAP leaders, and with MOHPG
- Coordinated individual meetings with members of the Planning Commission and Historic Preservation Commission

Looking ahead, we are working on developing a study session for the City Council to present our findings in June / July 2015. Following that overview meeting, staff is planning to host a joint meeting between the City Council, Planning Commission, and Historic Preservation Commission in July / August 2015 to review our next steps in the process.

We have obtained terrific feedback from the community regarding the complex issues related to neighborhood compatibility and historic preservation, and our outstanding team in the Community Development Department has handled all of the different issues related to this topic with skill, precision, and poise! Many thanks to all involved in this process!

SUMMER CONCERT SERIES LINE-UP & FUNDRAISING UPDATE

Our amazing Department of Public Services has been working hard to develop the overall Summer Concert Series program for 2015, and we wanted to provide an update of our current progress to date. The acts that have been scheduled, and the corresponding groups that are sponsoring each show, include the following:

- July 12 – Big Papa & the TCB – Blues/Swing Music
 - Foothill Park Plaza
 - Monrovia Historic Preservation Group
 - Kevin Shaw Plumbing
- July 19 – Stone Soul – Classic Soul/Motown
 - The Sierra Family of Dealerships
- July 26 – The Bulldogs Classic Rock Band
 - Century 21 Adams & Barnes
 - Bowden Development, Inc.
- August 2 – Cold Duck – Old School 40's music
 - Athen's Services
- August 9 – Time Bomb – Hits from 1975 – 85
 - Kiwanis Club of Monrovia
- August 16 – Mariachi Divas – Mariachi Music
 - Still securing sponsor
- August 23 – Pickleback Shine – Today's Country Music

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- Cathy Teegarden of Distinctive Properties
- Tricia Harding of Distinctive Properties
- **August 30 – Yari More Latin Band – Latin/Salsa Music**
 - The Volunteer Center of San Gabriel Valley

GOLD LINE CONSTRUCTION AUTHORITY OPERATIONS CAMPUS GRAND OPENING CEREMONY SET FOR 9:30 AM TO 12:30 PM ON SATURDAY, MAY 23, 2015

Last week, staff interfaced with representatives from the Gold Line to further plan and develop the Maintenance and Operations Yard Grand Opening Ceremony set for Saturday, May 23, 2015, from 9:30 a.m. – 12:30 p.m. As part of the event, we are currently coordinating plans to possibly close Evergreen Avenue between California and Shamrock during the morning to facilitate access for the festivities, with additional discussions set to take place this week between all of the impacted parties and City departments.

Furthermore, as part of that celebration, a portion of the event that day will include the dedication of the park plaza located at the south-east corner of Evergreen and California. That particular park property, which has been named Evergreen Plaza by the Gold Line Construction Authority, will at some point be deeded over to the City. Representatives from the Gold Line have been working with staff to coordinate the process of transferring the park to the City, and we will be certain to keep you informed as to the status of this project as we move forward. Please feel free to let me know if you have any questions regarding this matter, and we look forward to seeing everyone on May 23rd!

CONGRESS WOMAN GRACE NAPOLITANO SET TO HONOR AGENT RICHARD SCHNEIDER AND FIREFIGHTER NICK BROAD AT A CONGRESSIONAL PRAYER BREAKFAST ON MAY 27, 2015

As you may recall, Congress Woman Grace Napolitano is set to host a Congressional Prayer Breakfast at the Pacific Palms Resort on May 27, 2015. As part of that event, which is scheduled to begin at 7:30 a.m., Congress Woman Napolitano has notified the City that she intends to recognize and honor several police and fire department personnel that work for agencies located within her congressional district. To that end, Congress Woman Napolitano has indicated that she will be honoring Agent Richard Schneider from the Monrovia Police Department, and Firefighter Nick Broad from the Monrovia Fire Department, at the prayer breakfast event.

NEW BENCH PLANNED AT THE END OF THE OVERLOOK TRAIL IN CANYON PARK

Last summer, our Canyon Park Volunteers installed a wooden bench at the end of the Overlook Trail. After it was installed, it appears that our volunteers were needing to maintain the new amenity each week, as trail patrons routinely engaged in carving their initials into the new bench. Around two months ago, with the maintenance issues piling up, our volunteers removed the bench. We did, though, hear from the public that they missed having some type of bench-facility at the end of Overlook Trail, and given this feedback, our team has identified a replacement bench that we plan on installing within the next month or so. The new bench was selected to simultaneously provide a park amenity but reduce the amount of maintenance effort

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needed. Many thanks to our fantastic Canyon Park Volunteers for working through this issue and coming up with a great alternative!

FOUNTAIN TO THE FALLS RUN/WALK EVENT A SUCCESS

The *5th Annual Fountain to the Falls* race that was held on May 9, 2015, was certainly a rousing success! 303 individuals registered for the 7-mile out-and-back race, which started at 7 a.m. at the Library Park Fountain and required each race participant to journey north to the Canyon Park Waterfall. Monrovia's very own Kyle Bueckert was the first person to finish the race in a record-setting time of 39 minutes and 58.85 seconds! We had individuals from as far away as Philadelphia and Fredricksburg participating in this race, and kudos goes to our entire recreation team for developing such a great event!

That's it for this update, I do hope you have a terrific rest of the week!

Best regards,
Oliver

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City Manager

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