



# From the City Manager's Desk

a weekly report from Scott Ochoa, City of Monrovia



November 16, 2007

## ***Library Construction Set to Commence!***

On Wednesday, the Library Construction Committee met to review the cost estimates for the various elements that would comprise Bid Pack #2, which represents the largest portion of the construction phase for the new facility to be built next year in Library Park. Bid Pack #1 (abatment, demolition and earthwork) was opened just the day before, and the lowest apparent bidder was within our Engineer's Estimate for the work (see below). Thus, we remain on schedule to begin the 14-month project by mid-December – barely nine months after the passage of Measure L that approved funding for the work.

Because I get these two questions most frequently, let me state again that, 1) the demolition work will NOT impact the Old Town Holiday Parade and festivities; and 2) the demolition will NOT harm neither the Morton Bay Fig or Camphor trees. To be sure, the certified arborists working for the City's Public Works Department are keenly focused on protecting and preserving these huge, historic trees.

The Committee reviewed the construction estimates in great detail and directed staff to proceed in pricing out a whole menu of features for the new Library. The Committee's overriding instruction was that the building must come in on budget. However, they did identify a handful of "wish list" features that would be the "sugar on top" if allowed by budget and market force impacts. Yet, based on Bid Pack #1, everything is tracking on target.

In terms of next steps, we are hoping to present the proposed Library Park Improvement Plan in December and review the results of Bid Pack #2. In January, we are scheduled to review building interiors, furniture, fixtures and equipment, and all of the remaining work.

The Library Construction Committee meets the second Wednesday of each month in City Hall's Council Chambers at 5:30 p.m., just prior to the regular monthly Planning Commission meeting.

### **City Council Meeting Preview**

We will head into the Thanksgiving holiday following an extensive City Council agenda. However, a couple the policy areas addressed by the agenda items are related and will be taken together.

We have no presentations or recognitions that night, and will jump straight into Public Hearings. PH-1, 2 & 3 are all hearings for local Historic Landmark and Mills Act contracts. The properties under consideration are 354 N. Magnolia Avenue, 217 East Greystone Avenue, and 257 Melrose Avenue. All three properties were reviewed and endorsed by the Historic Preservation Commission.

Item AR-1 is an exciting step toward the new Public Library project. It is the Award of Contract to Cal Tran Engineering, Inc. for the demolition of the Monrovia Public Library and grading of the new Library foundation, in the total amount of \$307,457. This sum includes the perimeter fencing that will ring the

Library during construction, as well as protective fencing around nearby specimen trees. The bid amount is within the engineer's estimate, and staff is recommending approval.

Items AR-2, 3, 4 & 5 are all related, and will be presented first by Fire Chief Chris Donovan, who will then hand-off to Neighborhood Preservation Division Manager Bill Skiles. Basically, all four of these reports tie into the implementation of an Administrative Fine Ordinance. Administrative fines are financial penalties against the owner of private property for allowing such property to harbor any number of health and safety violations. Although administrative fines are not uncommon among cities, the tool has not been implemented before in Monrovia. In July, however, as the City Council authorized the termination of Monrovia's agreement for services with the County of Los Angeles for nuisance and weed abatement (in favor of bringing these services in-house), the administrative fine was seen as an integral tool to help ensure our success in enforcing health and safety codes.

Specifically, item AR-2 deals with weed and brush abatement in Monrovia's foothill neighborhoods. This Amendment to Title 8 of the Municipal Code is contained in the proposed Ordinance No. 2007-22. It significantly tightens up this code section by standardizing conditions and definitions, enforcement procedures and inspections. Such definition of the problem and process will no doubt aide both the Fire Department and hillside property owners in reducing the hazardous brush along the wildland interface.

The administrative fine plays a role in the brush abatement process following aggressive public education and a first inspection (and a subsequent inspection). If a property is still not in compliance at that time, the property owner may be fined for every day the problem is not abated. This is in contrast to the situation that exists today, where the consequences for non-compliance are nowhere near as immediate and costly. Yet as the wildfires in this early part of brush season alone have demonstrated, there are real and extraordinarily costly consequences to not aggressively performing adequate brush abatement.

Similarly, item AR-3 addresses inconsistencies in existing Municipal Code sections. This proposed Amendment to Title 1 is contained in Ordinance No. 2007-18. Essentially, most violations of Monrovia's Property Maintenance Nuisance Code are defined as "infractions" as opposed to the designation of "misdemeanor" that is used for similar violations listed in the Housing Code. The Housing Code is primarily used by Neighborhood Preservation Officers to do code enforcement. This conflict of different penalties for similar offenses opens the door to legal challenges. The proposed Ordinance would classify all violations as misdemeanors. At the same time, however, the Ordinance would institute a Wobbler Clause (referring to specific case law) that would allow for the prosecution of a minor and/or singular violation as an infraction instead of a misdemeanor. The net result would be that the appropriate penalty could be matched to the appropriate violation. For example, parking on the lawn could be handled as an infraction (there is no immediate health and safety danger); however, repeatedly parking on the lawn could be handled as a misdemeanor to better ensure compliance.

Flowing from AR-2 and AR-3, AR-4 is the Amendment to Title 1 of the Code adopting the administrative fine ordinance (Ordinance No. 2007-19). Currently, Monrovia relies on the criminal complaint process to achieve compliance on property maintenance issues. This is the process animated by a first letter, second letter, third letter, prosecution. This is both time-consuming and expensive. Moreover, it must be noted that repeat offenders make up 65% of the code enforcement cases opened this year.

If approved, the administrative fine program would be an overlay of our existing program – education, warning letters, etc. The difference, however, is that following the issuance of warning letters, if the property is still not in compliance, staff would issue an administrative citation rather than refer the matter to the City Prosecutor. Like a vehicle citation, the alleged offender could either pay the fine

and correct the violation or appeal the citation to a City-appointed hearing officer. Also, it should be noted that the Ordinance allows provisions for economic hardship, etc. (the CPR or MAP programs, for example). By tying compliance to monetary penalties, staff believes that amount of time and resources dedicated to repeat offenders can be significantly reduced.

Rounding out this effort to bolster Monrovia's nuisance abatement codes, AR-5 is a proposed amendment to Title 8, Chapter 8.12, and is contained in proposed Ordinance No. 2007-20. Essentially, this proposed ordinance updates and strengthens several key issues in the Health and Safety Code. Most notable is the enhancement of the emergency abatement clause (8.12.170) which governs the City's response to abating imminent hazards. Essentially, this amendment shares the authority to abate imminent threats among the Police Chief, Fire Chief, Public Works Director and Building Official, along with the City Manager.

These four items represent significant change to Monrovia nuisance abatement program, but the effectiveness, efficiency and objectivity of this strategy shine a positive light both on the means and the ends. Staff is recommending approval of all four items.

Speaking of strategy, item AR-6 is the submission of the Five-Year Strategic Plan for Council review. With a number of exciting projects on the horizon for Monrovia, the City Council and staff participated in a teambuilding exercise early last year to chart out potential needs and goals of our organization in the coming five-year period. The result is a detailed overview of each of the line departments, as well as the Department Directors' best estimation of what their operation might need as time goes on and Monrovia grows and changes. Although this plan is subject to actual revenue flows and will be updated and revisited each year, it is tethered to the Core Values of this organization and the vision of the City Council. Staff recommends that the Council review and file this report.

Item AR-7 is an Award of Contract to All American Asphalt for the Colorado Commons Street Improvement Project in the amount of \$650,000. In consideration of the Colorado Commons mixed use development that is scheduled to be completed in February/March 2008, the City budgeted capital funds to replicate the Myrtle Avenue street and lighting improvements along the 100 block of East Colorado and East Lemon, and the west side of the 500 block of South Primrose. All American presented the lowest of seven bids, has solid credentials, and has done work for Monrovia in the past. Staff is recommending award of the contract.

Item AR-8 is the authorization to purchase a citywide telephone system from Standard Tel., Inc., in the amount of \$256,188. The existing telephone system is more than 10 years old and has become obsolete not only because technology changed, but also because actual replacement hardware is no longer available. Thus, the specifications for the new phone system have been designed specifically for redundancy and compatibility with the latest in technological innovation, including "Voice Over IP." It should be noted that although the bid amount from Standard Tel. is \$256,188, staff is requesting a funding authorization of \$275,000 to address changes and customizations that individual departments may require. Staff is recommending approval.

Lastly, Item AR-9 is a huge report for a very short presentation. The proposed Ordinance No. 2007-21 reflects the adoption of the 2007 California Building Codes. Periodically, the Building and Fire Codes are updated and cities must review and adopt them, or at least schedule a public hearing to consider their adoption (the new Fire Codes will be considered on December 4, via a similar proposed Ordinance). Should the Council approve Ordinance 2007-21, a public hearing will be set for December 18.

As always, if you have any question about any item on the agenda, please feel free to contact me directly.

## Happy Thanksgiving!

Because of the holiday next week, there will be no Weekly Report. Thus, let me take this opportunity to wish everyone a wonderful holiday, full of thanks, good cheer, football and a few antacids!

### Articles Attached

- **Monrovia Eyeing Design Guidelines**

### **COMMUNITY DEVELOPMENT UPDATE**

Filming. GRB Entertainment will be filming scenes for a documentary titled "Soccer Mom" at Dickson Podley, 242 W. Foothill Blvd. and 408 Concord Avenue, Tuesday, November 27, Wednesday, November 28, and Thursday, November 29. They will be filming interior and exterior at these locations between the hours of 7 a.m. and 7 p.m.

Planning Commission Meeting. On November 14, the Planning Commission held its regularly scheduled meeting. The following items were considered:

- Tentative Tract Map No. 069456/Conditional Use Permit CUP2007-17 located at 706 West Duarte, ANC Investments, LLC, applicant. This is a request to construct a nine-unit, two-story condominium development with subterranean parking in the RH (Residential High Density) Zone.

The request was forwarded to the City Council with a recommendation of approval.

- Conditional Use Permit CUP91-09 (amendment) located at 531 East Maple Avenue, Second Baptist Church, applicant. This application is a request to expand a parking lot onto a vacant lot that will add approximately 19 spaces in the RM 3000/PUD Zone.

The request was approved, after discussion about the size of the parking spaces being changed to accommodate compact cars to allow for room to plant landscaping to mitigate any possible impact on the neighboring residential property to the west.

- Conditional Use Permit CUP2007-19, located at 110 East Lemon Avenue, Swiss Partnership, LLC., applicant. This application is a request to allow the beer and wine to be served indoors and outdoors (in a seating area in front of the restaurant) in the HCD (Historic Commercial Downtown) Zone.

This item was approved.

- Conditional Use Permit CUP2007-20 at 108 East Lime Avenue, Roland Munoz, application. This is a request to allow beer and wine to be served indoors and outdoors (in a seating area in front of the restaurant) in the HCD (Historic Commercial Downtown) Zone.

This item was approved.

- Appeal of DRC2007-135, 428 West Chestnut Avenue, Omnipoint Communications, Inc. This application is an appeal of the Development Review Committee's decision approving roof mounted wireless telecommunication panels with a mansard roof design in lieu of the applicant's proposal to screen the roof-mounted equipment with a partial parapet design in the M (Manufacturing) Zone.

After lengthy discussion and testimony from the appellant and the owner's attorney, the Commission upheld the decision of the Development Review Committee, and advised the appellant to return to staff with an alternate design, which would comply with the Municipal

Code. The bulk of the discussion centered around the applicant's need to construct appropriate screening around the entire roof design without causing the project to be cost prohibitive. The applicant explained the need for the use of this location and staff explained the reason for the screening of the equipment, specifically the antennae. The applicant was informed that an appeal of the decision could be made or to submit new plans to the Development Review Committee.

- Ordinance No. 2007-16/Zone Change 2007-04/Planning Commission Resolution No. 2007-15/Historic Commercial Downtown Zone. The Planning Commission reviewed an amendment to the Monrovia Municipal Code to replace the HCD/O (Historic Commercial Downtown/Office) Zone with the HCD (Historic Commercial Downtown) Zone.

The Ordinance was forwarded to the City Council with a recommendation of approval. The City Council will hear this item at their December 18, 2007 meeting.

- Draft Environmental Impact Report (DEIR) regarding the General Plan Land Use and Circulation Element Updates.

Four residents came forward with comments on the DEIR, mostly speaking in favor of the proposed changes, but with some concerns about timelines and public meetings. The Final EIR and the Land Use and Circulation Elements will be presented to the Planning Commission at its December 12 meeting and to the City Council at its January 15, 2008 meeting.

## **COMMUNITY SERVICES HAPPENINGS**

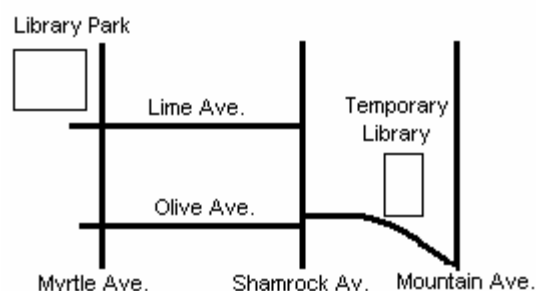
Library Move – Commonly Asked Questions and Update. The library move has begun! We will be closed until December 17, and will reopen at the Mary Wilcox Youth Center. The following are some of the frequently asked questions.

### *Where will the new library be?*

Approximately where the old library was, in Library Park on Myrtle Avenue. While the new library is being built, Monrovia will have a library in temporary quarters for a little over a year.

### *Where is the temporary library?*

At the Mary Wilcox Youth Center, 843 E. Olive Avenue, at the corner of Mountain Avenue, at the southeast corner of Recreation Park (near the YMCA).



### *When will the new library open?*

Spring 2009.

### *When will the library reopen at the temporary building?*

Monday, December 17.

*Will library hours be the same?*

Hours are still to be arranged. If there is a change, we will publicize the hours before we open the temporary library.

*Will the library phone number be the same at the temporary library? May I call the library while it is closed?*

The phone number will be the same: 626-256-8274. No library phone services will be available, however, you may call the Community Center at 626-256-8246 if you have any questions while the library is closed.

*What will staff be doing while the library is closed?*

Preparations for reopening.

*Will any staff be laid off?*

No.

*Will you be taking all the books to the temporary library?*

We will take almost all of our children's collection and about 80% of our adult collection. Some books will be unavailable until the new library opens.

*Will all library programs and services continue at the temporary library?*

Yes. We will have story hours, public computers, computer classes (schedule still to be arranged), databases, Live Homework Help, reference services, and we will have the Summer Reading Club in 2008.

*If I have books due while the library is closed, do I still need to return them on the due date?*

Yes. Please return them on time to:

1. The book drop in the parking lot of the old library
2. A new book drop to be added at the temporary library after the staff has moved in.

If one of the book drop is unavailable, please drop off your books at the Monrovia Community Center at 119 W. Palm Ave. Fines will still be charged on overdue books, so please continue to return them on time! No fines are being charged on the dates the library is closed - Nov. 13 through Dec. 17.

*May I renew books while the library is closed?*

Yes, but only online. Here's how:

Go to [www.monroviapubliclibrary.org](http://www.monroviapubliclibrary.org)

Click on CATALOG MONROVIA LIBRARY.

Click on MY ACCOUNT.

Enter your library card number and PIN. Your PIN, unless you have changed it, is the last four digits of the phone number you used when you applied for your library card.

Click on Login.

Click on Items Out.

Click in the boxes next to the titles you wish to renew.

Click on Renew.

Please make a note of the new due date and return your books on time!

## **FROM THE FIRE DEPARTMENT**

Personnel responded to 60 emergency calls from 0800 hours November 7, to 0800 hours November 14. Significant incidents include:

Traffic Accident with Patient Trapped. One patient was transported to the hospital on Thursday morning after a traffic collision on the corner of Pomona and Myrtle Avenues. The patient's vehicle had "passenger space intrusion" which means the door or frame of the vehicle impeded the area where the driver or passenger sits. Los Angeles County protocol for paramedics requires the patient be extricated with the "Jaws of Life" in order to preserve spinal immobilization.

Traffic Accident with Patient Trapped. In a similar incident, three patients were transported to the hospital on Saturday after a traffic collision occurred at Myrtle and Evergreen. The truck company removed one of the patients with the "Jaws of Life".

## **FIRE PREVENTION AND NEW CONSTRUCTION**

Winter is finally here. Thoughts turn toward hot apple cider and a warm fire burning in the fireplace. Fireplaces and wood stoves are becoming a heat source in the home. To use them safely:

- Be sure the fireplace/stove is properly installed
- Have the chimney inspected annually and cleaned, if necessary, especially if it has not been used for some time
- Do not use flammable liquids to start or accelerate any fire
- Keep a glass or metal screen in front of the fireplace opening, to prevent embers or sparks from jumping out, unwanted material from going in, and help prevent the possibility of burns to occupants
- Don't use excessive amounts of paper to build a roaring fire
- Never burn charcoal indoors, as it can give off lethal amounts of carbon monoxide
- Keep flammable materials away from the fireplace mantel, as a spark from the fireplace could ignite these materials
- Before going to sleep, make sure the fireplace fire is out
- NEVER close damper with hot ashes in the fireplace because this will help the fire heat up again and will force toxic carbon monoxide into the house
- If using synthetic logs, follow the directions on the package
- NEVER break a synthetic log apart to quicken a fire or use more than one log at a time as they often burn unevenly, releasing higher levels of carbon monoxide
- If lighting a gas fireplace, strike your match first, then turn on the gas
- Install a spark arrester in the chimney to prevent roof fires

If you follow these guidelines, Santa will be ensured a safe trip down and up the chimney!

## **ADMINISTRATIVE ITEMS**

On the heels of the most recent wild fires that impacted Southern California, those of us in the fire service are reminded of the importance of stringent fire codes related to maintaining a fire safe community. Timing could not have been better with the release of the 2007 Uniform Fire Code and Amendment to Chapter 8.14 of the Monrovia Municipal Code which is re-titled "FIRE HAZARDS RELATING TO VEGETATION AND OTHER CONDITIONS OR TO ACTIVITIES." Both of these amended codes will be presented before City Council over the next two meetings and with their approval will further strengthen the ability of Fire Department personnel to advocate for safety in our community.

The 2007 Uniform Fire Code adoption process is in full swing with a copy of the current code in the City Clerks Office for public review. This has been a three-year process of updating with subject matter experts from around the country recommending changes to current codes and standards related to building and fire safety. If the City Council approves Ordinance 2007-17 on December 4, 2007 the amended Uniform Fire Code with local amendments will become codified and will become the standard applied here in Monrovia. The differences noted will be more stringent fire sprinkler requirements in new construction and tenant improvements, enhance access requirements for fire apparatus, enhanced water supply requirements for new construction and greater authority of fire personnel during emergency fire situations. All in all, the amendments to the existing fire code will bring about more stringent building requirements, more built-in fire protection systems, enhanced access for emergency vehicles and improved accountability of fire personnel to gain compliance.

The Monrovia Municipal Code Chapter 8.14 has been amended as well and is being considered for adoption by City Council during the November 20 Council meeting. This code amendment pertains to weed abatements and other activities related to the ignition and spread of fire and will give the Fire Department more authority to ensure our community remains fire safe. Additions to the recommended chapter include more objective criteria for creating defensible space in those homes within the Very High Fire Hazard Zone, regulations on road access and security gates, prohibition of smoking on public land in the Very High Fire Hazard Zone and a making it illegal to possess and discharge fireworks anywhere in the City. These amended codes are intended to strengthen the Fire Departments ability to maintain a fire safe community and help stop the ignition and spread of fire in Monrovia.

### **ON THE POLICE BLOTTER**

During the last seven day period, the Police Department handled 531 calls for service resulting in 115 investigations. Following are this week's highlighted issues and events:

Armed Robbery. On November 8 at 9:30 p.m., a take-over robbery occurred at a business in the 200 block of East Huntington. Two employees of the business were inside the closed store cleaning up when a male suspect wearing a grey sweatshirt and a ski mask jumped a fence to the rear of the store and made entry. The suspect confronted the two employees with a silver revolver. He ordered both victims to the ground and tied their hands behind their backs. The suspect took cash and fled in an unknown direction. One of the victims eventually freed himself and called police. An area search was conducted but met with negative results. Investigation continuing.

Bear Incident. On November 9 at 6:20 a.m., officers responded to a bear call in the 200 block of West Greystone. The officers were able to convince the bear to move back into the hills by using a beanbag shotgun. The bear weighed approximately 300 pounds.

Suspicious Circumstances. On November 9 at approximately 7:30 p.m., a restaurant called for police assistance in addressing a group of customers. Earlier in the evening, an unknown male suspect called the restaurant and informed them that a large party would be coming to the restaurant and he would pay the bill by setting up a prearranged line of credit utilizing a faxed-in fraudulent credit card. The restaurant staff notified police that the large party was at the restaurant. Officers contacted and identified each member of the party. The officers could not determine who actually called in the fraudulent card. The staff requested the group leave the premises. Everyone was identified and released without incident.

Domestic Violence. On November 11 at 2:53 p.m., dispatch received numerous 9-1-1 calls from cell phones stating they witnessed a male subject beating a female in a vehicle. One of the callers was following the vehicle south on Myrtle in the 1600 block. Units responded and stopped the suspect vehicle. Officers arrested the male suspect for domestic violence.

Fraud and Cocaine Arrest. On November 11, detectives responded to a business in the 1600 block of South Mountain regarding a female suspect yelling and throwing items inside the store. Further investigation revealed the female suspect attempted to obtain store goods by fraudulent means. During the investigation, the detectives found rock cocaine on the suspect. The suspect was arrested and taken into custody.

Assault with a Deadly Weapon / Reckless Driving. On November 12 at 8:19 p.m., an officer reported an assault with a vehicle had just occurred and requested assistance. He stopped the vehicle and the suspects involved in a parking lot in the 100 block of West Palm. It was determined the suspect had been driving recklessly, striking trash cans, and screeching his tires. The suspect then intentionally veered his vehicle directly at three male subjects who were standing in their driveway near the street. They had to get out of the way to prevent being struck by the suspect's vehicle. The victims got in their vehicle and followed the suspect and caught up to him in a parking lot. The suspect was arrested and taken into custody.

Attempt Suicide. On November 12 at 9:55 p.m., officers responded to the 100 block of Norumbega in regards to a possible suicide attempt. The reporting party stated that her 20-year-old daughter called her and told her she was cutting herself. The reporting party related that her daughter has a history of suicide attempts. On the officer's arrival, it was determined the daughter had not cut herself, but she was in need of psychiatric care. She was taken to a hospital for evaluation.

Driving Under the Influence Involved Traffic Collision. On November 13 at 10:54 p.m., we received a call of a possible injury traffic collision in the 900 block of West Duarte. Officers responded and, on arrival, saw one vehicle stopped, facing west in the Number One lane of eastbound Duarte Road. The vehicle had damage to it. The driver claimed to have fallen asleep. He was found to be driving under the influence and was arrested.

Strong Arm Robbery. On November 13 at 9:45 p.m., an officer was approached by a male subject claiming to be a victim of a robbery that took place on November 8 at about 7:00 p.m. The subject told the officer that he and his wheelchair-bound wife have been staying in a motel. The wife was outside the room and he was inside, but the door was slightly ajar. Two male subjects entered the room and started to look around. When the victim tried to go outside, one of the suspects picked him up and threw him on the bed. He then reached into the victim's left rear pocket and removed all of his cash. Investigation continuing.



## **ENGINEERING:**

### Approved Grading Plans:

- 323 Heliotrope, Monrovia Hospital tenant and site improvements.

### Public Works Inspections:

- 337 Highland, Garden wall conversion to retaining wall standards due to pool construction
- Bus Shelter Construction, foundation poured, posts installed, sub-structure for rock bases installed, roof framing installed for both shelters.
- 911 Royal Oaks, Curb, gutter and sidewalk removal and replacement. Handicap Access ramp construction at Mountain
- 1825 10th Avenue, Final project punch list, street resurfacing of utility trenches is pending.
- 1402 S. California, Erosion control measures for site demolition activities.

- California/Monrovia/Duarte, Grading operations have begun, water and sewer utility abandonments are progressing. Building pads being compacted and graded. 17 pads are expected to be certified by 11-16. Edison pole removal is 3-4 weeks away.
- 1419/1425 S. Myrtle, Grading operations have begun. Building pad being compacted and graded

Construction Documents:

- Trash Enclosure, behind 601 S. Myrtle
- Chantry Flats Road Repair - Preliminary design analysis is being completed. Staff met with the engineers and geologists to confirm the design analysis.
- 5th and Huntington Wash Cover - design work commencing with subsequent preparation of construction documents
- Handicap Access Ramp Construction - Preparation of plans and specifications for the construction of 20-30 handicap access ramps, sidewalk repairs and audible pedestrian signals

**OPERATIONS – Environmental – Facilities – Parks:**

So Cal Waste Management Forum 2007. Environmental Services Staff attended the annual So Cal Waste Management Forum 2007 Conference on November 14. Topics were centered on current trends in the solid waste industry, how policies and regulations from various environmental agencies interact (and sometimes conflict) with one another, and a roundtable discussion on environmental integration. Staff gained examples of successful policies and programs in other cities to help us better integrate waste reduction and diversion programs here in Monrovia.

Senior Health Fair Booth. Environmental Services participated in the Community Services'-sponsored Senior Health Fair on November 15. This was a great opportunity for staff to discuss SHARPS disposal, Household Hazardous Waste disposal, recycling, and stormwater quality with the Senior population here in the City.

Historical Museum Roof Replacement. The Bid Opening for the Historical Museum Roof Replacement Project 07-02 was held on Thursday, November 8. The opened bids ranged from \$187,700 to \$233,300. As staff's original estimate for the project was \$100,000, the City has decided not continue forward with the project, but rather work on developing a new repair strategy and re-invite all bidders to participate at that time.

EnerNOC-Energy Management. This week, Facilities staff met with EnerNOC to research additional energy saving programs and incentives for local governments. EnerNOC is a certified demand response and energy management organization that offers free installation and technology integration along with incentive rewards and savings to institutions participating in the demand response program. The demand response program reduces energy usage during times of peak demand and helps eliminate the risk of blackouts and power shortages. One of the primary incentives offered is cash incentives without penalties during periods of high energy demand.

Trees Trimmed. The Parks Staff trimmed trees at Hillcrest and Madison for better exposure of street signs and to improve parking access.

Contracted Landscape Maintenance. The Parks Staff will be assuming the maintenance responsibility of the downtown, Huntington Drive, Gold Hills and selected parkways beginning January 2008. Since Library Park will be under renovation for a period of 18 months, this gives the Parks Division an opportunity to maintain the normally contracted areas. TruGreen, our landscape contractor for these areas, is terminating its contract with the City at the end of December.

## **STREETS:**

### Traffic Signs:

- Cloverleaf and Lotone installed “No Stopping Any Time“ regulatory signs.
- Maple Avenue east of Primrose remove parking stall markings in front of driveway approach.
- California and Colorado: replaced faded Stop sign

### Miscellaneous:

- Concrete reinforcing steel fabrication for the Material and Handling facility at 2655 S. Myrtle
- Removal and replacement of damaged concrete curb at 830 E. Lime Avenue
- Patch Pothole in the 700 block of Ridgeside Drive
- Backfill and sandbag washed out roadway shoulder adjacent to the Canyon Park toll booth.
- Remove excessive bird droppings from the sidewalk on the north side of Hillcrest Boulevard east of Melrose Avenue

## **UTILITIES:**

### Customer Service

- 3,256 water meters were read and recorded
- 60 work orders were completed
- 155 Shut-off notices were distributed
- 1 water meter was replaced
- 9 water services were reactivated

### Water Production

Water consumption is 47.4 millions gallons, a decrease of approximately 8% compared to last week's water usage.

### Department of Health Services Required Water Samples:

- 17 water system samplings
- 3 water treatment facility samplings

### Utility Maintenance

- 2 water services were repaired
- 1 fire hydrant was replaced at 330 W. Duarte Road
- 25 underground service alert's utility location requests were completed
- 1-6" sewer main repair was completed
- 9,200 feet of sewer mains were cleaned
- 600 feet of sewer mains were video inspected

Have a great weekend!

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**FOR YOUR CALENDARS:**

<b>Fri., Nov. 16, 8:30 a.m.</b>	<b>Mayor's Prayer Breakfast, Doubletree Hotel</b>
<b>Tues., Nov. 20, 7:30 p.m.</b>	<b>City Council Meeting</b>
<b><i>THURSDAY, NOVEMBER 22</i></b>	<b><i>THANKSGIVING DAY, CITY HALL CLOSED</i></b>
<b><i>FRIDAY, NOVEMBER 23</i></b>	<b><i>THANKSGIVING HOLIDAY, CITY HALL CLOSED</i></b>
<b>Tues., Dec. 4, 7:30 p.m.</b>	<b>Regular Council Meeting</b>
<b>Thurs., Dec. 6, 6 p.m.</b>	<b>Tree Lighting Ceremony, Library Park</b>
<b>Thurs., Dec. 6, 7 p.m.</b>	<b>Holiday Parade; Myrtle Avenue</b>
<b>Tues., December 18, 7:30 p.m.</b>	<b>Regular Council Meeting</b>

## **CMO ATTACHMENTS:**

### **Monrovia eyeing design guidelines**

By Emanuel Parker, Staff Writer

MONROVIA - Monrovia City Council members have taken steps toward establishing design guidelines for the developer of the city's massive Station Square Transit Village.

The development, which calls for building between 1,400 and 3,600 new homes, up to 850,000 square feet of office space, and up to 151,000 square feet of retail/restaurant space, would occupy a swath of land centered around the old train depot at South Myrtle Avenue and Duarte Road.

Plans also include 46,000 square feet of hotel space, a minimum of 4.36 acres of park space and a transit station, with parking facilities. The city has a negotiating agreement with developer Samuelson & Fetter of Monrovia.

Sam Gennawey, with Hogle-Ireland, a Pasadena land planning and development consulting firm, led council members through a visual preferences survey this week to determine the kinds of design choices they favor.

Council members were shown 84 slides of buildings, gardens, parking structures, streets and parks and asked to grade them. What emerged was a consensus that the depot design should set the tone for project.

"We're always asking if it fits into the community, not just do we like it," said Mayor Rob Hammond.

"The depot is the centerpiece of the Station Square Transit Village and everything has to flow from that or the depot will look out of place.

"We want Station Square to look like it's part of the community. We don't want to drive under the freeway and think we've driven into another ZIP code," he added.

Councilman Tom Adams said, while design standards are a good thing, they shouldn't be too rigid.

"We need to pay attention to market pressure," he said. "Our wallet is on Huntington Drive and our hearts are on Myrtle (in Old Town). If we're too restrictive, nobody will want to come here. We have to listen to the market."

Gennawey also gave council members some basic lessons in urban design. With high-rise buildings, he said, it's important that the ground floor be attractive, inviting and pedestrian-friendly.

It's also important to use good materials that the public can see and touch, he said. The building's roof line is next in importance, he said, and should be as varied and interesting as possible.

"When people look at a building, they examine the ground floor and the roof line," he said. "They don't pay much attention to the floors in between."

Monrovia resident Frank Zgonc said the city has a unique opportunity to build the entire project underground.

"I was in Paris and I saw this entire mall built underground," he said. "That would preserve Monrovia's mountain views."

Pasadena has lost those vistas, he said, by allowing too much high-rise development downtown.

Gennawey said the Council's preferences will be translated into design guidelines for developers.

"Developers appreciate having definite guidelines," he said. "They feel they have a better chance of winning contracts if they follow them."

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