

CITY OF GLENDORA

CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY

COMBINED MEETING

TUESDAY, FEBRUARY 28, 1978

COUNCIL CHAMBERS, CITY HALL, 7:30 p.m.

The City Council/Community Redevelopment Agency of the City of Glendora met on Tuesday, February 28, 1978, in the Council Chambers for a Combined Regular Meeting, at 7:30 p.m., with Mayor Pro Tempore, Arthur E. Isensee presiding.

Council Members present: Finkbiner, Hackney, Isensee, Vincent.

Council Members absent: Miller

The meeting opened with the pledge of allegiance led by Mayor Pro Tem Isensee, and the prayer of invocation given by the Reverend I. Cedric Peterson of Grace Baptist Church.

Mayor Pro Tem Isensee introduced Mr. Jim Evans, the new City Manager and welcomed him to his first City Council meeting with the City of Glendora.

APPROVAL OF MINUTES

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to approve the City Council portion of the minutes of the meeting of February 14, 1978.

APPROVAL OF AGREEMENT FOR CETA EMERGENCY JOB PROGRAM PARTICIPATION

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to approve the agreement between the City of Glendora and the Human Services Consortium of the East San Gabriel Valley for CETA Emergency Job Program participation for the following areas:

- (1) CETA Title II - County Area
- (2) CETA Title II - City Area
- (3) CETA Title VI - Special Projects
- (4) CETA Title VI - City Area
- (5) CETA Title VI - County Area

RESOLUTION GRANTING VARIANCE FOR FREE STANDING SIGN, 1610 SOUTH GRAND AVENUE, (L. RIDD/S. VENTRY)

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-021:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, GRANTING A VARIANCE TO L. RIDD/S. VENTRY FOR CERTAIN PROPERTY LOCATED AT 1610 SOUTH GRAND AVENUE IN THE CITY OF GLENDORA, STATE OF CALIFORNIA, FOR A FREE STANDING SIGN.

RESOLUTION GRANTING VARIANCE REQUEST FOR REAR YARD SETBACK REQUIREMENT, 1010 EAST MOUNTAIN VIEW AVENUE (C. & Y. BIDWELL)

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-022:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, GRANTING A VARIANCE TO C. & Y. BIDWELL FOR CERTAIN PROPERTY LOCATED AT 1010 EAST MOUNTAIN VIEW AVENUE, IN THE CITY OF GLENDORA, STATE OF CALIFORNIA, FROM REAR YARD SETBACK REQUIREMENT.

RESOLUTION ORDERING CANVASS OF ELECTION RESULTS OF MARCH 7, 1978 MUNICIPAL ELECTION

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-023:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA ORDERING THE CANVASS OF THE GENERAL MUNICIPAL ELECTION TO BE HELD ON THE 7TH DAY OF MARCH, 1978, TO BE MADE BY THE CITY CLERK OF THE CITY OF GLENDORA.

RESOLUTION APPROVING ENGINEER'S REPORT AND SETTING HEARING DATE--ASSESSMENT DISTRICT NO. 77-S-2, SOUTH SIDE OF LEMON, PASADENA TO GLENDORA AVENUES

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-024:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, APPROVING THE FILING OF REPORT OF WORK AND SETTING A HEARING DATE FOR ANY PROTESTS OR OBJECTIONS TO THE REPORT OF THE SUPERINTENDENT OF STREETS (77-S-2).

RESOLUTION APPROVING ENGINEER'S REPORT AND SETTING HEARING DATE--ASSESSMENT DISTRICT NO. 77-S-3, NORTH SIDE OF LEMON, PASADENA TO GLENDORA AVENUES

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-025:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, APPROVING THE FILING OF REPORT OF WORK AND SETTING A HEARING DATE FOR ANY PROTESTS OR OBJECTIONS TO THE REPORT OF THE SUPERINTENDENT OF STREETS (77-S-3).

RESOLUTION APPROVING THE 208 SCAG MILESTONE REPORT

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-026:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, DECLARING ITS INTENTION TO APPROVE THE 208 MILESTONE REPORT.

APPROVE PARCEL MAP NO. 8563, 2 LOTS HALTERN AND GLENDORA AVENUE (A.B. DADAIAN)

This parcel map creates two lots at the southwest corner of Glendora Avenue and Haltern Avenue. The lot split was approved by the City Council on July 26, 1977, subject to standard conditions. Sufficient deposits have been posted with the City to guarantee compliance with these conditions.

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to approve Parcel Map No. 8563, 2 lots Haltern and Glendora Avenue (A.B. Dadaian).

RESOLUTION OF INTENTION AND SETTING HEARING DATE--ASSESSMENT DISTRICT NO. 78-S-1

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-027:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA DECLARING ITS INTENTION TO CAUSE CONSTRUCTION OF CERTAIN IMPROVEMENTS PURSUANT TO THE PROVISIONS OF SECTION 5870, ET SEQ., OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA.

RESOLUTION OF INTENTION AND SETTING HEARING DATE--ASSESSMENT DISTRICT NO. 78-S-2

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-028:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA DECLARING ITS INTENTION TO CAUSE CONSTRUCTION OF CERTAIN IMPROVEMENTS PURSUANT TO THE PROVISIONS OF SECTION 5870, ET SEQ., OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA.

RESOLUTION OF INTENTION AND SETTING HEARING DATE--ASSESSMENT DISTRICT NO. 78-S-3

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-029:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA DECLARING ITS INTENTION TO CAUSE CONSTRUCTION OF CERTAIN IMPROVEMENTS PURSUANT TO THE PROVISIONS OF SECTION 5870, ET SEQ., OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA.

RESOLUTION OF INTENTION AND SETTING HEARING DATE --ASSESSMENT DISTRICT NO. 78-S-4

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-030:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA DECLARING ITS INTENTION TO CAUSE CONSTRUCTION OF CERTAIN IMPROVEMENTS PURSUANT TO THE PROVISIONS OF SECTION 5870, ET SEQ., OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA.

APPROVE RESOLUTION OPPOSING IRS AMENDMENTS TO TREASURY DEFERRED COMPENSATION REGULATIONS

Upon motion by Finkbiner, seconded by Hackney and unanimously carried Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-031:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OPPOSING THE ADOPTION OF THE PROPOSED AMENDMENT SECTION (26 CFR Part 1) UNDER SECTION 61 OF THE INTERNAL REVENUE CODE OF 1954, BY THE TREASURY DEPARTMENT.

APPROVE CONTRACT WITH LOS ANGELES CONSOLIDATED FIRE PROTECTION DISTRICT RELATIVE TO SELF-INSURANCE LIABILITY PROGRAM

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to authorize the Mayor and City Clerk to sign the "Assumption of Liability Agreement with the Los Angeles County Consolidated Fire Protection District.

AWARD CONTRACT FOR BUDGETED POLICE DEPARTMENT STORAGE FACILITY

Three bids were received for the Police Department storage facility, as follows:

Clark Contractor	\$21,500.00
Riley Construction Co.	25,834.00
DeBrouwer Brothers	36,970.00

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to award contract for the Police Department storage facility to the lowest responsible bidder, Clark Contractor in the amount of \$21,500.00.

ADOPTION OF COUNCIL POLICY LIMITING REBATES (CDA TARGET NEIGHBORHOOD IMPROVEMENT PROGRAM

The present Target Neighborhood--Home Improvement Program provides rebates to homeowners within the target neighborhood. Rebates range from 50% to 90% and, in some hardship cases 100%, depending on gross family income. A special provision exists where if one parcel contains over three dwelling units, under common ownership, the maximum rebate is 25%. To qualify for this 25%, the units must be more than five years old. Staff recommends that property owners owning three dwelling units within the target neighborhood, either on a single parcel or separate parcels be eligible for cash rebates not to exceed 25% of the improvements up to a maximum of \$1,250.00

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to limit rebate funds to 25% of improvements up to a maximum of \$1,250 for property owners owning more than 3 dwelling units within the target neighborhood.

AUTHORIZATION TO EXPEND ANTI-INFLATIONARY FUNDS FOR REPAIR OF CITY FACILITIES

As of February 24, 1978, \$52,506 of Anti-Recession Fiscal Assistance funding has been received. Staff recommends that \$15,000 of this amount be appropriated for maintenance and repair of City facilities.

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council moved to appropriate \$15,000 of Anti-Recession Fiscal Assistance funding for repair and maintenance of City facilities.

RESOLUTION AUTHORIZING FILING OF ANNEXATION APPLICATION WITH LOCAL AGENCY FORMATION COMMISSION-- SOUTHERLY ANNEXATION DISTRICT NO. 125

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-013:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING SUBMISSION TO THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF LOS ANGELES OF AN APPLICATION FOR ANNEXATION TO COMMENCE PROCEEDINGS FOR SOUTHERLY ANNEXATION DISTRICT NO. 125, PURSUANT TO THE PROCEDURES ESTABLISHED BY "MUNICIPAL ORGANIZATION ACT, 1977."

RESOLUTION AUTHORIZING FILING OF ANNEXATION APPLICATION WITH LOCAL AGENCY FORMATION COMMISSION--SOUTHERLY ANNEXATION DISTRICT NO. 126

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-014:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING SUBMISSION TO THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF LOS ANGELES OF AN APPLICATION FOR ANNEXATION TO COMMENCE PROCEEDINGS FOR SOUTHERLY ANNEXATION DISTRICT NO. 126, PURSUANT TO THE PROCEDURES ESTABLISHED BY "MUNICIPAL ORGANIZATION ACT, 1977."

RESOLUTION AUTHORIZING FILING OF ANNEXATION APPLICATION WITH LOCAL AGENCY FORMATION COMMISSION--SOUTHERLY ANNEXATION DISTRICT NO. 127

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-015:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING SUBMISSION TO THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF LOS ANGELES OF AN APPLICATION FOR ANNEXATION TO COMMENCE PROCEEDINGS FOR SOUTHERLY ANNEXATION DISTRICT NO. 127, PURSUANT TO THE PROCEDURES ESTABLISHED BY "MUNICIPAL ORGANIZATION ACT, 1977."

RESOLUTION AUTHORIZING FILING OF ANNEXATION APPLICATION WITH LOCAL AGENCY FORMATION COMMISSION--SOUTHERLY ANNEXATION DISTRICT NO. 128

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-016:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE SUBMISSION TO THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF LOS ANGELES, OF AN APPLICATION FOR ANNEXATION TO COMMENCE PROCEEDINGS FOR SOUTHERLY ANNEXATION DISTRICT NO. 128, PURSUANT TO THE PROCEDURES ESTABLISHED BY "MUNICIPAL ORGANIZATION ACT, 1977."

RESOLUTION AUTHORIZING FILING OF ANNEXATION APPLICATION WITH LOCAL AGENCY FORMATION COMMISSION--SOUTHERLY ANNEXATION DISTRICT NO. 129

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-017:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE SUBMISSION TO THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF LOS ANGELES, OF AN APPLICATION FOR ANNEXATION TO COMMENCE PROCEEDINGS FOR SOUTHERLY ANNEXATION DISTRICT NO. 129, PURSUANT TO THE PROCEDURES ESTABLISHED BY "MUNICIPAL ORGANIZATION ACT, 1977."

RESOLUTION AUTHORIZING FILING OF ANNEXATION APPLICATION WITH LOCAL AGENCY FORMATION COMMISSION--SOUTHERLY ANNEXATION DISTRICT NO. 130

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-018:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE SUBMISSION TO THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF LOS ANGELES, OF AN APPLICATION FOR ANNEXATION TO COMMENCE PROCEEDINGS FOR SOUTHERLY ANNEXATION DISTRICT NO. 130, PURSUANT TO THE PROCEDURES ESTABLISHED BY "MUNICIPAL ORGANIZATION ACT, 1977."

RESOLUTION AUTHORIZING FILING OF ANNEXATION APPLICATION WITH LOCAL AGENCY FORMATION COMMISSION--WESTERLY ANNEXATION DISTRICT NO. 42

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-019:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE SUBMISSION TO THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF LOS ANGELES, OF AN APPLICATION FOR ANNEXATION TO COMMENCE PROCEEDINGS FOR WESTERLY ANNEXATION DISTRICT NO. 42, PURSUANT TO THE PROCEDURES ESTABLISHED BY "MUNICIPAL ORGANIZATION ACT, 1977."

RESOLUTION AUTHORIZING FILING OF ANNEXATION APPLICATION WITH LOCAL AGENCY FORMATION COMMISSION--WESTERLY ANNEXATION DISTRICT NO. 43

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to dispense with further reading, adopt and designate the following RESOLUTION NO. 78-020:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE SUBMISSION TO THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF LOS ANGELES, OF AN APPLICATION FOR ANNEXATION TO COMMENCE PROCEEDINGS FOR WESTERLY ANNEXATION DISTRICT NO. 43, PURSUANT TO THE PROCEDURES ESTABLISHED BY "MUNICIPAL ORGANIZATION ACT, 1977."

PUBLIC HEARING--VARIANCE REQUEST, OFF STREET PARKING, SOUTHEAST CORNER GRAND AVENUE AND BASE LINE ROAD (G. HICKS/DENNY'S RESTAURANT

Mayor Pro Tem Isensee declared the hearing open.

Notice of public hearing on this item was published in the Glendora Press and sent to property owners of record on February 16, 1978.

The Community Development Director reported that the next three items on the Agenda all relate to the same matter, where the applicants are proposing to develop the southeast corner of Base Line and Grand Avenue with a Denny's Restaurant. The first item is for a variance request from the zoning ordinance regarding parking spaces. The Planning Commission heard this request and the Commission voted on a 5 - 0 basis to recommend approval, subject to conditions and findings.

The Mayor Pro Tem asked if anyone in the audience wished to speak in favor of this item.

Mr. Fred Ryan of 1338 Canyon View Drive, La Verne, spoke in favor of the application as a representative of Mr. Glen H. Hicks, who owns the land, and of the Denny's organization.

Mayor Pro Tem Isensee then asked if anyone wished to speak in opposition to this item. Hearing none, he declared the hearing closed.

Upon motion by Finkbiner, seconded by Vincent and unanimously carried, Council moved to instruct the City Attorney to prepare a resolution approving the variance subject to the following 4 conditions and 5 findings:

CONDITIONS:

1. That the parking lot be striped with 9 foot wide stalls, for a total of 73 parking spaces.
2. That a continuous 6 inch concrete curb be constructed adjacent to all parking spaces abutting Base Line Road and a landscape planter be provided with low growing ground cover material.
3. That no parking lot light standards shall exceed one and one quarter times the height of the restaurant building or 22 feet, whichever is more restrictive.
4. That all development plans, including elevations, floor plans, site plans, building materials, landscape plans, etc., shall be submitted to the Planning Commission for Plan Review approval prior to issuance of any building or grading permit.

FINDINGS:

1. That there are special circumstances or conditions applying to the land, sign, buildings or use involved in such application, which do not apply generally to lands, signs, buildings or uses in the same zone.
2. That the variance is necessary for the enjoyment of substantial property rights.
3. That the variance will not to any material degree adversely affect the health or safety of persons residing or working in the vicinity of the property involved in the application and will not to any material degree be injurious to property in the vicinity thereof.
4. That the variance will not adversely affect the General Plan of the City or any section or portion of such plan.
5. That the variance will not be detrimental to the public health, safety, morals or welfare, but will be consistent therewith.

PUBLIC HEARING--CHANGE OF ZONE FROM C-2 TO C-3, SOUTHEAST CORNER OF GRAND AVENUE
AND BASE LINE ROAD (G. HICKS/DENNY'S RESTAURANT)

Mayor Pro Tem Isensee declared the hearing open.

Notice of public hearing on this item was published in the Glendora Press and sent to property owners of record on February 16, 1978.

The Community Development Director reported that this is a request for a change of zone from the southeast corner of Grand Avenue and Base Line Road for the proposed Denny's Restaurant, where a C-3 zone is requested to accommodate a proposed cocktail lounge at the restaurant. The Planning Commission heard this item on February 7, 1978, when no one spoke in opposition to the proposed zone change and voted on a 5 - 0 basis to recommend approval, subject to findings.

The Mayor Pro Tem asked if anyone in the audience wished to speak in favor of or in opposition to this item. Hearing none, he declared the hearing closed.

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council moved to instruct the City Attorney to prepare an ordinance approving the zone change subject to the following 6 findings:

FINDINGS:

1. That the proposed change is not contrary to the spirit and intent of the General Plan or its elements.
2. The property involved in the proposed rezoning is more suitable for the purposes permitted in the proposed zone than for the purposes permitted in the present zone.
3. The uses permitted by the proposed zone are not detrimental in any way to surrounding property.
4. That the proposed zone is a logical and rational classification of the land.
5. That the proposed zone change will not result in a spot zone.
6. That public necessity requires the proposed change. There is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such uses.

PUBLIC HEARING--CONDITIONAL USE PERMIT FOR ON-SALE ALCOHOLIC BEVERAGES, SOUTHEAST
CORNER OF GRAND AVENUE AND BASELINE ROAD (G. HICKS/DENNY'S RESTAURANT)

Mayor Pro Tem Isensee declared the hearing open.

Notice of public hearing on this item was published in the Glendora Press and sent to property owners of record on February 16, 1978.

The Community Development Director reported that this item for a Conditional Use Permit for the Denny's Restaurant was heard by the Planning Commission on February 7, 1978, when one person spoke in opposition. At the conclusion of this meeting, the Planning Commission voted on a 4 - 1 basis to recommend approval, subject to 1 condition and 4 findings.

The Mayor Pro Tem asked if anyone wished to speak in favor of or in opposition to this item. Hearing none, he declared the hearing closed.

PUBLIC HEARING--CONDITIONAL USE PERMIT FOR ON-SALE ALCOHOLIC BEVERAGES, SOUTHEAST CORNER OF GRAND AVENUE AND BASE LINE ROAD (G. HICKS/DENNY'S RESTAURANT) (CONT'D.)

Upon motion by Finkbiner, seconded by Vincent and unanimously carried, Council voted to instruct the City Attorney to prepare a resolution approving the Conditional Use Permit for the on-sale of alcoholic beverages at the southeast corner of Grand Avenue and Base Line Road, (G. Hicks/Denny's Restaurant), subject to the following 1 condition and 4 findings:

CONDITIONS:

1. Any approvals granted are subject to a zone change from C-2 to C-3 for the subject property.

FINDINGS:

1. That the use applied for is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located.
2. That the site for the intended use is adequate in size and shape to accomodate said use and all of the yards, setbacks, walls or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.
3. That the site for the proposed use relates to streets properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.
4. That the conditions stated in the decision and shown on the approved site plan are deemed necessary to protect the public health, safety, and general welfare, and may include minor modification on the zone's property development standards.

PUBLIC HEARING--REAR YARD SETBACK, 1662 SOUTH PENNSYLVANIA AVENUE (E. CASSILLAS)

Mayor Pro Tem Isensee declared the hearing open.

Notice of public hearing on this item was published in the Glendora Press and sent to property owners of record on February 16, 1978.

The Community Development Director reported that this item involves a request for a variance to construct a family room addition to a single family dwelling that would encroach within twelve feet of the property line. At the Planning Commission hearing on February 7, 1978, no one spoke in opposition to this item and the Commission voted on a 5 - 0 basis to recommend approval, subject to certain conditions and findings.

The Mayor Pro Tem asked if anyone wished to speak in favor of or in opposition to this item. Hearing none, he declared the hearing closed.

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council voted to instruct the City Attorney to prepare a resolution approving the variance for rear yard setback at 1662 South Pennsylvania Avenue (E. Cassillas), subject to the following 2 conditions and 5 findings:

CONDITIONS:

1. Approval be granted subject to the submitted plans dated January 6, 1978.
2. That the addition be stuccoed and painted to blend with the existing dwelling.

PUBLIC HEARING--REAR YARD SETBACK, 1662 SOUTH PENNSYLVANIA AVENUE (E. CASSILLAS)
(CONT'D.)

FINDINGS:

1. That there are special circumstances or conditions applying to the land, sign, buildings or use involved in such application, which do not apply generally to lands, signs, buildings or uses in the same zone.
2. That the variance is necessary for the enjoyment of substantial property rights.
3. That the variance will not to any material degree adversely affect the health or safety of persons residing or working in the vicinity of the property involved in the application and will not to any material degree be injurious to property in the vicinity thereof.
4. That the variance will not adversely affect the General Plan of the City or any section or portion of such plan.
5. That the variance will not be detrimental to the public health, safety, morals or welfare, but will be consistent therewith.

ORDINANCE--AMENDING GLENDORA MUNICIPAL CODE--1967, TITLE 8, BY DELETING PARAGRAPH 4 OF SECTION 8.04.100

The City Clerk read the title of:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, REPEALING SECTION (4) OF SECTION 8.04.100 OF THE GLENDORA MUNICIPAL CODE--1967, PERTAINING TO ANIMALS.

Upon motion by Finkbiner, seconded by Vincent and unanimously carried, Council moved to dispense with further reading of the above ordinance.

Upon motion by Finkbiner, seconded by Vincent and carried by the following vote: Ayes: Finkbiner, Hackney, Isensee, Vincent; Noes: None; Absent: Miller; Abstain: None; Council voted to declare the foregoing ordinance read for the second time, adopt and designate as ORDINANCE NO. 1293.

NEW BUSINESS--REPORT REGARDING CABLE TV FRANCHISE CHANGE OF OWNERSHIP

The City Attorney reported that staff recommends that this item be deferred until the regular meeting of March 14, 1978.

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council moved to defer the report regarding the Cable TV Franchise change of ownership to the regular meeting of March 14, 1978.

COMMUNITY REDEVELOPMENT AGENCY IN SESSION

CRA Members present: Finkbiner, Hackney, Isensee, Vincent

CRA Members absent: Miller

APPROVAL OF MINUTES

Upon motion by Finkbiner, seconded by Vincent and unanimously carried, Council moved to approve the Community Redevelopment Agency portion of the minutes of the February 14, 1978 meeting.

AUDIT AND STATUS REPORT REGARDING COMMUNITY REDEVELOPMENT PROJECT AREAS 1, 2 and 3

Upon motion by Finkbiner, seconded by Vincent and unanimously carried, Council moved to approve the CRA Audit and Financial Report for Areas 1, 2 and 3.

AUTHORIZATION TO RETAIN CITY ECONOMIC CONSULTANT FOR ADDIS/WALTON REDEVELOPMENT PROJECT, NORTH OF ALOSTA, BETWEEN LONE HILL AND AMELIA AVENUES

Assistant to the City Manager, Don Brown, reported that this item is in conformance with the exclusive negotiation agreement entered into with the developers, Arthur Addis/Walton Associates Company in October of last year. One of the requirements is that the developer submit to the Agency an economic feasibility study on this project. The Agency is then required to comment and analyze this study within 15 days of the submittal. This request is to authorize that a consultant be retained by the Community Redevelopment Agency to analyze this study, subject to the approval of Agency Counsel, Mr. Joe Coomes.

City Manager, Jim Evans stated that this agreement will set forth hourly rates for the consulting firm for this study, which will then be brought before Council for approval. The consultant would take the data from the developers' market feasibility study and determine the extent, if any, that the Agency would be involved in assisting the project, such as off-site improvements. Staff anticipates some requests coming from the developer for assistance in this area and want to be in a position to analyze them with the assistance of an independent study. This would ensure that this is a viable economic project that the Agency may be asked to assist financially, since the project is within the Community Redevelopment Agency area.

Upon motion by Finkbiner, seconded by Vincent and unanimously carried, Council moved to retain Keyser-Marston Associates, Inc., on a time-worked basis as the City's economic consultant for Addis/Walton Associates redevelopment project, north of Alosta, between Amelia and Lone Hill Avenues, as per agreement to negotiate exclusively.

PAYMENT OF BILLS

Upon motion by Finkbiner, seconded by Hackney and unanimously carried, Council moved to authorize the payment of bills from the General Fund and Trust Fund in the amount of \$263,924.23.

ROUND TABLE

Councilman Hackney stated that he had attended a meeting with the City of Anaheim and the Consortium of Municipal Data Systems and reported that a number of changes would take place in this program. Fixed costs would be guaranteed for the next annual period of \$500,000.00 for the nine participating cities and the City of Glendora would have the benefit of the updating and streamlining of this program, which would assist in cost control of services.

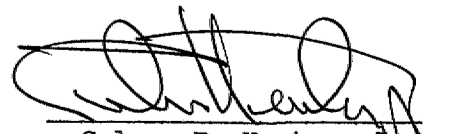
On behalf of the Members of the Council, Staff and citizens of the community, Mayor Finkbiner stated that it had been a pleasure to serve with Councilman Isensee for the past twelve years and thanked him for the benefit of his expertise and experience and for his leadership in the community.

Mr. Isensee thanked the Mayor and Council members for the pleasure of having served with them on the Council for his twelve years of service.

ADJOURNMENT

There being no further business to discuss, Council adjourned at 8:20 p.m.

Respectfully submitted,


Culver E. Heaton, Jr.
City Clerk