

**MINUTES  
ALHAMBRA CITY COUNCIL  
ALHAMBRA REDEVELOPMENT AGENCY  
Joint Adjourned Regular Meeting  
September 29, 2008  
5:30 p.m.**

**ROLL CALL:** At 5:30 p.m., on Monday, September 29, 2008, the Alhambra City Council and the Alhambra Redevelopment Agency (ARA) met in the Community Room of the Alhambra Civic Center Library, 101 South First Street, Alhambra, California.

**CITY COUNCIL/ARA BOARD MEMBERS:**

**PRESENT: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA  
ABSENT: NONE**

**Officials Present:** City Manager/ARA Executive Director Fuentes, Assistant City Manager/Personnel Director Bacio, Assistant City Attorney/Assistant Agency Counsel Richman, City Clerk/ARA Assistant Secretary Moore, Director of Development Services/ARA Deputy Executive Director Martin, Deputy Director of Finance Johnson, Director of Public Works Swink, Director of Utilities Montan, Director of Community Services Jarvis, Chief of Police Hudson, Fire Chief Stedman, Deputy City Manager Schultz, Assistant to the City Manager Hayashi, Library Director Hernandez, Code Enforcement Manager Bisogno.

**FLAG SALUTE:** Led by Mayor Messina

**CITY CLERK/ARA ASSISTANT SECRETARY REPORT - NOTICE NO. N2M8-118**

The City Clerk/ARA Assistant Secretary reported that she duly gave notice of the Joint Adjourned Regular Meeting of the Agency Board and City Council being held today pursuant to the order of the Mayor and ARA Chairman and in accordance with Section 54955 of the Government Code of the State of California.

**PRESENTATIONS (Item Nos. 1 - 4)**

- 1. ECOMEDIA PROPOSED ADVERTISING MONUMENT SIGNS AT COSTCO SHOPPING CENTER – N/W CORNER PALM & COMMONWEALTH AVENUES – F2M8-74, F2M2-89**

**Jeff HONEA**, 919 Manhattan Avenue, Suite 100, Manhattan Beach, Senior Vice President of Market Activation, *EcoMedia*, presented for Council's consideration a program to install six advertising monument signs at the Costco shopping center at the northwest corner of Palm and Commonwealth Avenues. The proposal included a public/private agreement whereby the City would be granted time/space on the signs and a percentage of advertising revenues generated by the program. He noted *EcoMedia's* primary business was creating public/private partnerships that helped generate environmental education outreach and funding for cities to invest in their environmental projects. He described the proposed Costco monument signs, 40" x 50" poster panels, as free-standing signs distributed throughout the property. A copy of Mr. Honea's PowerPoint presentation is on file in the City Clerk's Office.

**Discussion:** In response to Mr. **YAMAUCHI's** questions, Mr. **HONEA** stated that *EcoMedia* would sell the advertising. As a general rule, cities describe the kinds of advertising they wished to avoid from which *EcoMedia* develops a "do not call" advertising list. With respect to graffiti, the responsibility for maintaining the signs graffiti free lays with *Kimco Realty* and the property managers. Responding to Vice Mayor **PLACIDO**, Mr. **HONEA** stated the maintenance turnaround time was typically 24 hours.

Mayor **MESSINA** voiced concerns regarding setting a Citywide precedent of reader, or billboard-type board signs should the Council approve this form of advertising. Dr. **PLACIDO** suggested visiting a City where such billboards were on display, with Mr. **AYALA** noting that Santa Anita Fashion Park has similar signs and it was close by for such a field trip. Mr. **HONEA** described the medium as posters, changed on a monthly basis, rather than on a video screen. Mr. **SHAM** compared the Costco signs to the Renaissance Plaza kiosks, wherein Director of Development Services **MARTIN** noted the difference was that the City's sign regulations do not apply to the Plaza because it was City property--the Costco proposal was for private property. Mr. **HONEA** noted that if the proposal were approved, it would be six to eight weeks before sign installation. Mr. **YAMAUCHI** requested a copy of the City's current sign ordinance be included in the City Council's packet for the next meeting. Mr. **MARTIN** added the current sign ordinance allowed for onsite advertising, provided the sign were attached to the building. Mr. **AYALA** felt the Council should visit *EcoMedia* sign sites in other communities, requesting this item come back for further exploration. Mr. **SHAM** suggested size parameters for signs in any ordinance the City adopted to prevent disproportionately sized signs.

City Manager **FUENTES** stated staff would research this item and bring it back to Council at a later date. If Council wished to see other sites, staff could schedule them for Council.

**Action Taken:** City Council directed staff to further research advertising monument signs and bring this item back to Council at a later date.

## 2. DRAFT SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES FOR R-1 NEIGHBORHOODS – F2M6-21

City Manager **FUENTES** stated that staff is requesting the City Council discuss any desired changes to the Draft Single Family Residential Design Guidelines and provide staff with direction for completing the Draft Design Guidelines, noting that this item was back for review after staff and Council had several meetings with the consultants and had given feedback on proposed design guidelines. The guidelines had gone through the Design Review Board and Planning Commission process and would have gone back to Council for final review and consideration before potential adoption; however, Vice Mayor Placido has had an opportunity to review the *City of San Marino Residential Design Guidelines* and wished to present certain passages of that document for possible inclusion in Alhambra's guidelines before final review.

Vice Mayor **PLACIDO** remarked that San Marino's R-1 Guidelines had stood the test of time and might be a good framework to build and customize Alhambra's guidelines. He had highlighted those sections of their plan he thought might be good points reflected in the City of Alhambra's guidelines and requested the City's guidelines be given more specific directions. He cited, as examples, "neo-Spanish" and "neo-Mediterranean" styles as sometimes being concoctions of what architects interpreted as representing those styles. San Marino's guidelines were more specific, providing information that enabled architects to address issues *before* coming to the Planning Commission. By the same token, more specific guidelines would allow the Planning Commission to say to an applicant: "You did not follow specific things for which the City was looking." With more specific directions the applicant and the Planning Commission would be on the same page. Dr. Placido and the Council discussed several passages from the *City of San Marino Residential Design Guidelines* he had highlighted. (A copy of the *City of San Marino Residential Guidelines* are on file in the City Clerk's Office as F2M6-21.)

**Maryann MARKS**, Senior Project Manager, *Downtown Solutions* (the City's consultant), stated that she had reviewed the San Marino guidelines and Dr. Placido's markup of that document. *Downtown Solutions* had used San Marino's guidelines because of the Alhambra Council's interest in many of their concepts. In her initial review, 80% of the items Dr. Placido had identified were addressed in Alhambra's guidelines. Also, in going through the San Marino guidelines such similarities might not be found in the same places and perhaps were not recognized. She suggested she make a one-to-one comparison of items outlined, then return to the Council with a presentation showing how each had been addressed. Ms. Marks believed the principles the Council wanted were already in the Alhambra guidelines, but if Council felt something specific was missing they, of course, would incorporate it. There was a difference of styles in the guidelines: *Downtown Solutions'* guidelines were more pictorial. Many people needed to see actual physical pictures to understand what the City wanted. San Marino's was black and white and because of that had to be much more descriptive. With the architectural styles, *Downtown Solutions* did not tell people so much in words because it had been shown in the imagery.

Dr. **PLACIDO** felt the pictures were wonderful, but applicants needed to know how to get to the style they selected. The guidelines needed a descriptive part that led them to the picture. Ms. **MARKS** noted each section had a description indicating the features that created a style, and then the pictures. Mayor **MESSINA** suggested Ms. Marks meet with

Vice Mayor Placido to compare the guideline descriptions from San Marino and from Alhambra.

Mr. **YAMAUCHI** suggested several other items be taken into consideration in further guideline preparation; such as, 1) landscaping, 2) not too much specificity as to detail with architectural styles, 3) consideration that San Marino, because of the size of its lots, was a very unusual model for guidelines, and 4) making sure applicants had competent, licensed architects for design. Mr. **AYALA** noted the City could recommend but not mandate best alternative design for a particular neighborhood. Vice Mayor **PLACIDO** remarked on the inappropriateness of some design features. City Manager **FUENTES** suggested a one-to-one comparison of the San Marino and Alhambra guidelines be presented to everyone on the Council. Ms. **MARKS** suggested she do the San Marino guideline comparison; meet with Dr. Placido, then come up with some recommendations to bring to the Council proposed changes.

**Action Taken:** City Council directed Consultant to compare *City of San Marino Residential Design Guidelines* with *Alhambra Family Residential Design Guidelines* draft, then return to Council with recommendations for any proposed changes.

**RECESS:** At 6:15 p.m., **Mayor MESSINA** declared a 10-minute recess.

**RECONVENE:** At 6:25 p.m., **Mayor MESSINA** reconvened the meeting with all members present.

**3. PRESENTATION OF THE STATUS OF PARAMEDIC CANVASSING PROGRAM, TRAINING CENTER AGREEMENTS & DISASTER PREPAREDNESS PLAN – F2M8-82, F87-59, F2M1-45, F2M4-45**

Fire Chief **STEDMAN**, utilizing PowerPoint, presented a status report on the Paramedic Canvassing Program, the Fire Department Training Facility Agreements, and Disaster Preparedness Plan. He left a box of community outreach packets for distribution at this evening's meeting and announced the Fire Department would begin canvassing residences on Wednesday, October 1, 2008, in order to hand out the materials to get the information out into the community. Chief Stedman also reported that there will be a full scale Countywide EOC disaster drill on November 13 in which Alhambra will be participating. Alhambra's draft Disaster Preparedness Plan will be presented to the City Council before the November 13 drill.

A copy of Chief Stedman's **PowerPoint presentation** covering the 3 separate topics of 1) Paramedic Canvassing Program (F87-59), 2) Training Center Agreements (F2M1-45), and 3) Disaster Preparedness Plan (F2M4-45) is on file in the City Clerk's Office as **F2M8-82**.

**Discussion:** In response to Vice Mayor **PLACIDO**'s question regarding the portable props for the Fire Training Facility expansion, Fire Chief **STEDMAN** noted it would be a new collapsible prop placed near the current facility, both of which the Fire

Department would be maintaining. City Manager **FUENTES** asked the Fire Chief to explain the benefits of joining the *Paramedic Subscription Program*, to which Chief Stedman responded the \$48 annual cost covered all family members within a household needing to go to the hospital in an emergency. Typically, insurance did not cover the whole costs of an emergency trip to the hospital. In addition to covering a family member's out-of-pocket costs, the \$48 also supported the City's Paramedic Program. Fire Chief **KEMP** commented that the Paramedic Program began in 1988 and the primary reason the Fire Department is canvassing door-to-door is to educate our residents as to what a good deal this program is. Mayor **MESSINA** added this program should go hand-in-hand with the *Neighborhood Watch* program.

**Action Taken:** City Council received the information and ordered filed.

#### 4. **DOG PARK PROPOSAL – F2M8-63**

Administrative Intern **PAULSON** made a PowerPoint presentation to the City Council for discussion purposes of staff's proposal to create a dog park at one of two possible sites: Burke Park and the Edison Easement (at Raymond Avenue between Alhambra Road and Grand Avenue), a copy of which presentation is on file in the City Clerk's Office.

##### **Citizen Input:**

1. **Lola ARMENDARIZ** discussed several aspects of the dog park proposal including not using the Edison easement and selecting instead Burke Park, which was better suited as a dog park.
2. **Scarlet CHENG**, 417 North Ethel Avenue, also spoke to the use of the Edison Easement as a dog park, stating the neighbors were upset about its possible selection. The dog parks Ms. Cheng had visited were all brown spots that turned to mud when it rained. Such parks presented problems with environmental and noise pollution, sanitation hazards, street congestion and reduction in property values.

Ms. Cheng also submitted a **petition** containing **14 signatures** of residents opposed to the use of Edison Easement as a dog park, which petition is on file in the City Clerk's Office as F2M8-63.

**Discussion:** City Manager **FUENTES** noted that if Council determined the Edison Easement was the potential location the City would engage in extensive outreach in the neighborhood to let residents know this was being discussed. Responding to Mayor **MESSINA**'s question regarding using both sections of the Edison Easement, Administrative Intern **PAULSON** suggested one section could be used for small dogs and the other, for larger dogs. Regarding Councilmember **YAMAUCHI**'s question of policing a small/large dog division, Mr. Paulson noted several such parks posted signs prohibiting dogs 25 pounds or heavier. Twenty-five pounds seemed to be a dividing line. As to regulation enforcement, Mr. **PAULSON** observed that most people who attend such parks generally self-regulate.

Vice Mayor **PLACIDO** commented that an Edison Easement dog park created a new park and more green space. He further discussed park particulars; such as, water, a wider eastern boundary, adding a gate and uniform fence or block wall, and hedges as a sound buffer. Mr. **AYALA** stated the goal was to create a new park. He preferred Burke Park for resident use. City Manager **FUENTES** indicated the proximity of Alhambra Park meant additional Community Services Department oversight of the dog park; however, usage of the Edison Easement for a dog park did present two challenges: Proximity to residential houses to the east and Edison's access to its power lines. He again stressed extensive public outreach would be required. Dr. **PLACIDO** remarked on Edison's prior disapproval of the Easement's use. The City would first have to reach an agreement with Edison to maintain that property while guaranteeing Edison's access.

**Action Taken:** City Council directed staff to contact Southern California Edison regarding use of the easement for a dog park, with the proposal to be brought back to Council for further review.

**AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 5 – 6)**

All items listed under the Consent Agenda were considered by the Agency Board and the City Council to be routine and, therefore, were enacted by one motion.

**5. CERTIFICATE OF COMPLETION & FINAL CHANGE ORDERS 4 THROUGH 8: AFFORDABLE SENIOR HOUSING PROJECT -- 15 NORTH VALENCIA STREET – F2M6-71, C2M6-65, M2M8-1006**

On July 24, 2006, the Alhambra Redevelopment Agency entered into an Affordable Housing Acquisition Agreement with AOF/Golden State Community Development Corporation to rehabilitate an existing apartment building and produce 11 affordable senior units at 15 North Valencia Street, as more fully discussed in the Development Services Director/Deputy Executive Director's September 29, 2008 report on file in the City Clerk's Office. The project was now complete and many of the units have been rented. There were five Change Orders outstanding for Agency consideration and approval in a total amount of \$73,127.92.

#4	Molding & Stucco	\$ 6,600.00
#5	Fire Alarm Upgrades	8,935.20
#6	Sewer & Elevator	35,785.20
#7	Utility Permit Fees	19,411.00
#8	Gas Meter	<u>2,396.62</u>
		\$73,127.92
	Anticipated Credit	( <u>30,000.00</u> )
	Anticipated Total	<u>\$43,127.92</u>

There were anticipated savings for the Project of approximately \$30,000 to partially offset these additional costs. Funds were available in the Agency Low/Mod Housing Set Aside fund to cover the difference.

**Discussion:** None

**Action Taken:** Agency Board/City Council adopted **Minute Order No. M2M8-1006** as follows:

RESOLVED by the Alhambra City Council and the Alhambra Redevelopment Agency Board that this Council and Board hereby approve those certain Change Order Nos. 4 through 8 in the amount of \$43,127.92 to that certain Affordable Housing Acquisition and Renovation Agreement, by and among the Alhambra Redevelopment Agency, the City of Alhambra, and AOF/Golden State Community Development Corporation pertaining to the purchase and renovation of 15 North Valencia Street, copies of which said Change Order Nos. 4 through 8 are on file in the City Clerk's office as Contract No. C2M6-65 and by this reference incorporated herein and made a part hereof as though fully set forth herein; and,

BE IT FURTHER RESOLVED by the Alhambra City Council and the Alhambra Redevelopment Agency Board that this Council and Board hereby certifies all construction and development of that certain Affordable Housing Acquisition Agreement with AOF/Golden State Community Development Corporation to rehabilitate the existing apartment building and produce 11 Affordable Senior Units located at 15 North Valencia Street, has been fully and satisfactorily completed as of September 29, 2008, and, therefore, this Council and Board hereby approve that certain *Certificate of Completion*, a copy of which is on file in the office of the City Clerk as Contract No. C2M6-65 and by this reference incorporated herein and made a part hereof as though fully set forth herein, and hereby authorizes the Chairman to execute said Certificate for and on behalf of the Agency and the Secretary to attest the same and to affix the Seal of said Agency thereto, after which the Secretary shall cause said document to be recorded in the office of the Los Angeles County Recorder.

**Vote:** Moved: YAMAUCHI Seconded: SHAM  
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA  
Noes: NONE  
Absent: NONE

**6. CONTRACT AMENDMENT: VALLEYCREST GOLF COURSE MAINTENANCE – F2M3-84, F2M5-82, C2M3-61, M2M8-81**

Staff requested Council approve an amendment to our existing Agreement with ValleyCrest Golf Course Maintenance for maintenance of the Alhambra Golf Course for an additional eight months plus one week, through June 30, 2009, as more fully discussed in the Director of Community Services' September 29, 2008 report on file in the City Clerk's Office.

**Discussion:** None

**Action Taken:** City Council adopted **Minute Order No. M2M8-81** as follows:

RESOLVED by the Alhambra City Council that this Council hereby directs the City Attorney to prepare a SECOND AMENDMENT TO AGREEMENT FOR GOLF COURSE MAINTENANCE (the "Amendment") (Contract No. C2M3-61), by and between the CITY OF ALHAMBRA and VALLEYCREST GOLF COURSE MAINTENANCE, for maintenance on the Alhambra Golf Course for an additional eight months plus one week, through June 30, 2009, at a rate of \$48,926 per month (\$403,639.50 through the end of the fiscal year); and, after such Second Amendment has been prepared, approved as to content and form by both the City Manager and the City Attorney, and duly executed by said Contractor, the Mayor is hereby authorized to execute said Second Amendment for and on behalf of the City of Alhambra and the City Clerk is hereby authorized to attest the same and to affix the Seal of said City thereto.

**Vote:** Moved: YAMAUCHI Seconded: SHAM  
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA  
Noes: NONE  
Absent: NONE

## **NEW BUSINESS**

### **7. NOMINATION OF COUNCILPERSON TO SAN GABRIEL BASIN WATER QUALITY AUTHORITY BOARD – F2M8-73, F93-18, R2M8-29**

The San Gabriel Basin Water Quality Authority (WQA) was established by the State Legislature (SB 1679) on February 11, 1993 to develop, finance and implement groundwater treatment programs in the San Gabriel Valley. The WQA was under the direction and leadership of a 7-member board, one member from each of the overlying municipal water districts, one from a city with prescriptive water pumping rights and one from a city without prescriptive water pumping rights. The City was not limited to nominating its own Council members and could vote in the election whether or not it nominated a candidate. The term of the Board member and Alternate representing cities with pumping rights would expire January 1, 2009. The WQA would accept nominations made only by resolution from September 17, 2008 through October 17, 2008.

**Discussion:** Mayor **MESSINA** reported that she had received a letter from Greg Nordbak whom Council had supported and voted for in the past. He again sought

Council support for his candidacy to the Water Board. In response to Mr. **AYALA's** question regarding candidate nomination, Assistant City Attorney **RICHMAN** stated Council could nominate a Councilmember from any of the cities with prescriptive water rights. Mr. **AYALA** commented that he did not know Mr. Nordbak and Mr. **YAMAUCHI** asked for more background information. Mayor **MESSINA** explained that he currently is a member of the Whittier City Council as well as having been a candidate the Alhambra City Council has supported in the past. On the Water Board he had been a good lobbyist for Alhambra. She also noted Mr. Nordbak's technical expertise as the General Manager of the Midway City Sanitary District.

Director of Utilities **MONTAN** noted his past efforts on the City's behalf and explained this item was before Council to see if any Councilmember wished to sit on the Water Board. That Agency distributed and was responsible for \$50 million in water quality and clean-up projects where water producers and purveyors submitted their applications. Mr. Nordbak was President of the Board. Regarding this evening's requested action, Ms. Montan remarked the Council could take no action, nominate a City Councilmember, or nominate Mr. Nordbak. This election for a representative and alternate for those cities with pumping rights occurred every four years and was held in December rather than November as the term ran from January thru January. Continuing, she indicated the WQA Board had been very generous to the City and Mr. Nordbak had served on the Board when many City's projects had been before them. She outlined the Board duties, and remarked that if Mr. Nordbak were nominated by Council, he would still need to be elected. Of the 12 cities involved, any City could nominate someone. Conceivably, there could be up to 12 people running, though typically there were 3 or 4. If the City Council nominated Mr. Nordbak, Council would just be putting his name up for election. The election would be held in December, 2008. Each city would cast a ballot, the votes counted and the representative elected.

**Action Taken:** City Council adopted **Resolution No. R2M8-29** entitled: *A Resolution of the Alhambra City Council nominating City of Whittier Council Member Greg Nordbak to represent cities with prescriptive water rights on the Board of the San Gabriel Basin Water Quality Authority.*

**Vote:** Moved: SHAM                      Seconded: YAMAUCHI  
Ayes: SHAM, YAMAUCHI, PLACIDO, AYALA, MESSINA  
Noes: NONE  
Absent: NONE

**ARA/COUNCIL WORKSHOP (Item Nos. 8 - 9) – F2M8-16**

The City Council and Redevelopment Agency Board moved into a workshop format for the purpose of discussing with staff those matters listed below as Item Nos. 8 and 9.

**8. PINE STREET TRAFFIC CIRCULATION – F2M8-81, F2M8-4**

City Engineer **CAYIR** reported at the September 22, 2008 City Council meeting, the Council received a request from a resident on West Pine Street to treat favorably a letter

submitted by the City of South Pasadena to the City of Alhambra asking for support for an additional traffic study and possible closure of Pine Street for six months at the entrance at Huntington Drive. He then updated Council on Alhambra's efforts to mitigate traffic on Pine Street. Citizen concerns centered on "cut through" traffic, where commuters entering Pine from the west travelled eastbound then took Atlantic Boulevard to avoid signals. Based on the traffic engineering studies, most traffic on Pine Street was commuter traffic from neighboring cities. In the past, a number of traffic measures had been implemented, including electronic speed bumps, Police Department speed trailers, additional police speed enforcement, a single lane creation for eastbound traffic at Atlantic Boulevard eliminating the right turn, as well as striping to create a narrow street illusion for traffic, the installation of large-sized speed limit traffic signs, and legends on both sides of the street. Mr. Cayir further reported that staff had met with South Pasadena Engineering staff to discuss these measures and further studies that could be done. Compared to previous traffic counts, a recent count showed that after the above measures traffic had been reduced on Pine Street by 6%, a considerable reduction. A copy of Mr. Cayir's PowerPoint presentation is on file in the City Clerk's Office.

**Citizen Input:**

1. **Mila SANTOS**, 1004 North Curtis Avenue, stated that residents were affected by the traffic and that even with all the traffic mitigation measures taken, the non-neighbor traffic was not as careful. More action was needed. She requested the closure of Pine Street from Huntington Drive.
2. **Linda ALLISON**, 1412 West Pine Street, had seen many accidents on Pine, some resulting in deaths. Five cars had been hit going into her driveway. She reiterated Ms. Santos' comments that even with all the traffic mitigation measures, the non-neighbor traffic was not as careful. She also requested the closure of Pine Street from Huntington Drive. Ms. Allison distributed to the Council 5 pictures of the traffic going east on Pine Street which are on file in the City Clerk's Office.
3. **Justin TEA**, 1000 North Olive Avenue, read into the record a letter requesting the Council to restrict access to Pine Street, which letter likewise is on file in City Clerk's Office.

Also speaking in favor of closing the entrance eastbound from Huntington Drive to Pine Street were the following residents:

**Willi Craig,**  
1004 Dos Robles Place

**Sydney Tea**  
1000 North Olive Avenue

**Leticia Peralta**  
1300 West Pine Street

**Discussion:** Responding to Mr. **YAMAUCHI's** question, City Manager **FUENTES** stated the City of South Pasadena had requested in a letter that Pine Street at Huntington Drive be closed for six months and that a study be conducted to determine the impact of traffic on the neighborhood. City Engineer **CAYIR** noted the City had done all the studies it could and knew there was cut-through traffic. Further studies would not change that fact. Mr. **FUENTES** noted that this matter had been reviewed by the Alhambra Transportation Commission as well as the mitigation outlined. Responding to Mr. **SHAM** questions regarding where traffic would go should Pine Street be closed, Mr. **CAYIR** stated he hoped it would stay on Huntington Drive, but might trickle down other streets in Alhambra, noting that while a good portion would stay on Huntington, there might be a 20 to 30 percent increase on other residential streets. A Pine Street closure study would have to encompass all the residential streets west of Pine and to the south and analyze the impact on Huntington Drive and Alhambra residential streets.

Answering Mayor **MESSINA's** question regarding the need for an Environmental Impact Report, Assistant City Attorney **RICHMAN** stated that closing the street would require an environmental analysis. Vice Mayor **PLACIDO** described how the traffic might be distributed if motorists tried to circumvent the Pine Street closure, noting such closure by the City would not be doing much for the Bushnell, Alhambra Road residents. The City would have only moved the problem somewhere else, which was not a solution. Other alternatives would include reshaping the exit from Huntington Drive to make a right-hand turn with a left-hand turn onto Pine to slow down traffic. The other option would be stop signs to slow traffic down. City Engineer **CAYIR's** response to Mr. **YAMAUCHI's** suggestion of a traffic light eastbound onto Pine Street was that it would back traffic onto Huntington Drive.

Mr. **AYALA** asked what the closure of Pine Street would cost, and would three be better than six months for closure? City Manager **FUENTES** stated the next meeting of the Alhambra Transportation Commission was November 12, 2008, suggesting the month October be used by staff to collect data for a report back to the Commission with options, then to Council in December 2008. Mayor **MESSINA** asked what legal ramifications there might be in closing Pine Street. Mr. **FUENTES** replied staff would have to inform the City of South Pasadena the City was looking at options and give them a response as to what the City would be doing.

**Action Taken:** City Council directed staff to collect further data and report that data with options to the Alhambra Transportation Commission, then report back to the Council the recommendations of the Alhambra Transportation Commission at the first meeting in December, 2008.

#### 9. **FIRST & SECOND STREET CIVIC CENTER TRAFFIC CIRCULATION – F2M8-9, F2M1-69**

City Engineer **CAYIR** stated that with the Saturday, September 27, 2008 opening to the public of the Alhambra Civic Center Library, staff wished to review with Council certain First and Second Street traffic circulation issues. He then reviewed with the Council the

possible conversion of First and Second Streets back to two-way streets upon completion of the new Civic Center Library. Mr. Cayir reported that keeping First and Second Streets as one-way streets would maintain 64 street parking spaces while conversion of both streets back to two-way streets would preserve 30 public and 27 permit parking spaces. From an engineering standpoint, it was safer and more efficient to maintain the streets one way as school children on Second Street would not have to deal with two directional traffic.

**Citizen Input:** Owen **GUENTHARD**, Executive Director, *Alhambra Chamber of Commerce*, 104 South First Street, was not officially representing the Chamber's position this evening. His personal observation was that a two-way street on First Street would exacerbate the current congestion at Garfield and Main for those making a left turn onto First Street. Also, a two-way street would lose parking. Both the Chamber and the Downtown Association wished to work with the City to develop hard data on this issue before a decision is made.

**Discussion:** Mayor **MESSINA** stated that she had requested the Alhambra High School administration to conduct a survey which disclosed that of the 76 respondents two-thirds preferred to leave Second Street one-way. One suggestion from that survey was that at the existing Main/Second Street traffic signals, a left-turn signal from Main turning south onto Second Street should be added for safety. City Manager **FUENTES** remarked that staff has had meetings with the *Downtown Business Association* and the *Chamber of Commerce* to find out if they wished to convert the one-way streets to two-way. Those in attendance expressed interest in conversion to two-way, but at issue was parking. The City was considering funding to build another parking structure behind *Charlie's Trio*, a priority it hoped Council might consider. Staying one-way would help development of parking spaces in front of the buildings, especially along First and Second Streets.

Mr. **SHAM** questioned how much traffic the new Library would draw. He recommended keeping the two one-way streets as-is for three to six months, then re-visit the issue. A parking structure north of Main Street would ultimately solve the problem while a two-way street might not help that much. Mr. **YAMAUCHI** agreed. Council also needed to consider other developments on the books that might have an impact on traffic. Mr. **AYALA** cautioned how difficult it might be to enter the Library's parking structure with two-way traffic. Vice Mayor **PLACIDO** requested the installation of mail boxes on First and Second Streets for drive-by postal mailing, and book depositories on both streets. He agreed with other Councilmembers to study the traffic situation for a year.

**Action Taken:** City Council directed staff study the current one-way traffic situation on both First Street and Second Streets and re-visit the issue of one-way vs. two-way traffic on both streets around the Civic Center at a later date.

**ORAL COMMUNICATIONS:** None

**COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) – F2M8-7**

Councilmember **AYALA** reminded citizens that the dedication ceremony of the City of Alhambra's Groundwater Treatment Plant, 512 South Granada Avenue, would be held on Thursday, October 2, 2008, between 9 a.m. and 11 a.m. Vice Mayor **PLACIDO** stated anyone reading the Minutes of this meeting would know the meeting was held at the new Alhambra Civic Center Library--the facility is up and working and the City had a wonderful grand opening last Saturday, September 27, 2008. Councilmembers **YAMAUCHI** and **SHAM** also complimented the City and staff for the new Library.

**CLOSED SESSION & ASSISTANT CITY ATTORNEY ANNOUNCEMENT re SAME - F2M8-14**

Assistant City Attorney/Assistant Agency Counsel **RICHMAN** identified those items listed on this evening's agenda which would be discussed in Closed Session as follows:

***Conference with Real Property Negotiator (Govt. Code Section 54956.8):***

- a) Property: 410 West Main Street, Negotiating parties: J. H. Snyder Group and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Michael Martin, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both;
- b) Property: 110 West Main Street, Negotiating parties: Mahan Restaurant and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Michael Martin, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.

whereupon at 8:45 p.m., the Agency Board and the City Council moved into closed session pursuant to applicable law, including the Brown Act (Government Code Sec. 54950, *et seq.*) for the purpose of conferring with the Assistant Agency Counsel/Assistant City Attorney.

**RECONVENE & ADJOURNMENT:** At 9:25 p.m, the Agency Board and City Council moved out of closed session with all members present; and, as there was no further business for the Council/Agency Board to transact, with the unanimous consent of the City Council and the Agency Board, the Mayor and Chairman adjourned their respective meetings.

**FRANCES A. MOORE, CMC**  
**CITY CLERK & ARA ASSISTANT SECRETARY**  
and  
**CRAIG ROGERS, CMC**  
**ASSISTANT CITY CLERK**