

**MINUTES  
ALHAMBRA CITY COUNCIL  
ALHAMBRA REDEVELOPMENT AGENCY  
Special Meeting  
November 16, 2009  
5:30 p.m.**

**COMMUNITY ROOM  
ALHAMBRA CIVIC CENTER LIBRARY**

**101 SOUTH FIRST STREET  
ALHAMBRA, CALIFORNIA**

**ROLL CALL:** At 5:31 p.m., on Monday, November 16, 2009, the Alhambra City Council and the Alhambra Redevelopment Agency (ARA) met in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California.

**CITY COUNCIL/ARA BOARD MEMBERS:**

**PRESENT: MESSINA YAMAUCHI, AYALA, PLACIDO  
ABSENT: SHAM**

**Officials Present:** City Manager/ARA Executive Director Fuentes, City Attorney Montes, Assistant City Manager/Personnel Director/Risk Manager Bacio, Acting City Clerk Myles, Deputy Director of Development Services Reynoso, Director of Public Works Chavez, Deputy City Manager/Director of Utilities Swink, Director of Community Services Jarvis, Chief of Police Hudson, Fire Chief Stedman, Director of Finance Longballa, Library Director Hernandez, Deputy City Manager/Administrative Services Director Schultz, Assistant to the City Manager Hayashi, Code Enforcement Manager Bisogno, City Engineer Cayir

**FLAG SALUTE: Led by Mayor Placido**

**CITY CLERK'S REPORT - NOTICE NO. N2M9-138**

The City Clerk/ARA Assistant Secretary reported that she duly gave notice of the Special Meeting of the City Council being held this evening pursuant to the order of the Mayor and ARA Chairman and in accordance with Section 54956 of the Government Code of the State of California.

**CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M9-14**

City Attorney/Agency Counsel **MONTES** stated one additional item pertaining to real property negotiations for the property located at 1811–1831 West Main Street, with negotiating party Richard Wilson, which arose subsequent to the posting of this agenda which staff needed to discuss with the City Council/Agency Board this evening; however, in order to do so, a 4/5<sup>th</sup> vote of the City Council/Agency Board was required to add it to the agenda under Closed Session.

**Action Taken:** On motion of Mr. YAMAUCHI, seconded by Mr. AYALA, and carried unanimously (MESSINA, YAMAUCHI, AYALA, PLACIDO [SHAM, absent]), said matter was added under *Conference with Real Property Negotiator*.

City Attorney/Agency Counsel **MONTES** then 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: 107 South Chapel Avenue, Negotiating parties: Abacus Income Partners, City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Reynoso, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- b) Property: 1811 – 1831 West Main Street, Negotiating parties: Richard Wilson and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Martin, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.

***Conference with Legal Counsel--Existing Litigation (Govt. Code Section 54956.9(a):*** None.

***Conference with Legal Counsel - Anticipated Litigation:*** Significant exposure to litigation pursuant to Govt. Code Section 54956.9(b): None. Initiation of litigation pursuant to Govt. Code Section 54956.9(c): None.

***Discussion of Personnel Matters (Govt. Code Section 54957):*** None.

***Conference with City's Labor Negotiator (Govt. Code Section 54957.6):*** None.

Whereupon at 5:40 p.m., the Agency Board and 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 Agency Council/City Attorney.

**RECONVENE:** At 6:00 p.m., the Agency Board and City Council moved out of closed session with all members present.

**PRESENTATION**

**1. TRAFFIC STUDY: WESTMONT, NORWOOD & CABRILLO AVENUES – F2M9-88**

Staff presented to the City Council a study of various options of traffic improvements that could be implemented to reduce speeding and improve safety on Westmont, Norwood and Cabrillo Avenues.

City Engineer **CAYIR** spoke to the options for traffic improvement within the Westmont, Norwood, Cabrillo neighborhood. Having met with residents several weeks ago, several

ideas were suggested to improve the traffic situation within the neighborhood. Chief of Police **HUDSON** noted the increase in police enforcement recently had had a major impact, but the additional ideas could improve traffic dramatically. Continuing, Mr. Cayir stated that what was at issue was the cut-through traffic in this neighborhood attempting to avoid the intersection of Valley Boulevard and Fremont Avenue. Among recommendations to curtail such traffic was installation of “No Left Turn” signs and at Norwood and Westmont at Cabrillo and Norwood that would restrict left-turns between 4 p.m. and 7 p.m. After implementing Stage One measures, staff would conduct traffic counts to measure left-turn reductions. Depending on the left-turn volume, the City could then move on to Stage Two measures: Prohibiting left turns at Westmont & Norwood and at Cabrillo and Norwood completely. A third idea, not receiving positive feedback from residents, was prohibiting right turns from Valley onto Westmont and from Valley Boulevard onto Cabrillo.

**Discussion:**

Councilmember **PLACIDO** thought the temporary measures of poles and signs would be effective, but was concerned motorists might ignore the “No Left Turn” signs. Mr. **CAYIR** noted drivers would have to literally drive over the plastic delineators to make left-hand turns.

Councilmember **AYALA** stated 8 to 10 residents attended the meeting several weeks ago on this traffic situation and had approved the phases discussed with staff. If Stage I did not work, then the City might have to go to the next phase.

City Attorney **MONTES** stated this item might require a resolution to approve the “No Left Turn” sign during certain hours of the day.

In addition to preparing such a resolution Mr. **FUENTES** suggested notifying the residents who had attended the neighborhood meeting and distribute a flyer in the neighborhood informing residents about what the City was doing. Mr. Fuentes discussed a possible left turn parking arm to restrict left turns onto Norwood, that would be turned off during non-peak hours. Though an interesting idea, Mr. Fuentes was not sure the Vehicle Code allowed it.

**Action Taken:** For Council information only. To be brought back to City Council at a later date.

**ARA/COUNCIL BUSINESS (Item Nos. 2 - 9)**

**2. AUTHORIZE FUNDS & SOLICIT BIDS: PHASE II OF THE DOWNTOWN PAINTING PROJECT – F2M9-511, N2M9-500, M2M9-512**

At the August 24, 2009 Alhambra Redevelopment Agency meeting, staff sought the expenditure of Redevelopment monies to fund the Downtown Painting Project which consisted of buildings on Main Street between Garfield Avenue and Second Street. As a result of the valuable aesthetic improvements this project contributed to the Downtown, staff sought Agency Board approval to begin Phase II of the Downtown Painting Project.

Administrative Analyst **PAULSON** reported that Phase II of the Downtown Painting Project involved painting properties on the south side of Main Street between Chapel and Monterey and the north side of Main Street between Chapel and Stoneman Avenue. Included in the painting project were the *Diner on Main* and the neurologist's office next to the Diner, as well as the south side of Main between Fourth and Fifth Streets. Staff requested authorization for \$225,000 for the project.

**Discussion:**

City Manager **FUENTES** noted exceptions, several properties that might not wish to participate, among them the Nucleus store, recently opened, and the commercial bank next to it as well as the dance studio next to the bank that had just made improvements to their façade. If those properties did not wish to participate, staff requested having the flexibility to paint Lovebirds and the Thai Purple building instead.

In response to Councilmember Ayala's question on the cost of Phase I painting, Mr. **PAULSON** stated it was approximately \$116,000 for both the north and south of Main Street between Garfield and Second Street. The second project would entail 25 buildings over 5½ blocks. Twenty buildings were covered in the first phase.

Mr. **FUENTES** noted an additional \$10,000 on the Phase I project paid for a possible glue hazard under a ceramic tile to ensure it did not contain lead as was required by law. Outside this additional \$10,000 the work cost a little over \$106,000.

**Action Taken:** Agency Board adopted **Minute Order No. M2M9-512** as follows:

RESOLVED by the Alhambra Redevelopment Agency Board that this Board hereby:

1. Authorizes the expenditure of \$200,000 towards Phase II of the Downtown Painting Project (the "Project") and the solicitation of bids for color consultation services for the Project; and,
2. Authorizes the City Clerk to advertise **Notice Inviting Bids No. N2M9-500** for the painting work for the Project as more fully discussed in the Director of Development Services' November 16, 2009 report on file in the City Clerk's Office as F2M9-511 and by this reference incorporated herein and made a part hereof as though fully set forth herein.

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

**3. AUTHORIZE FUNDS & SOLICIT BIDS: PROCUREMENT OF DECORATIVE POTTED PLANTS FOR THE DOWNTOWN – F2M9-514, M2M9-514**

Staff was seeking Agency Board approval to purchase additional decorative pots to contribute to the décor of the Mosaic theme in the Downtown. These decorative pots and accompanying plants would add to the beautification efforts that have been in effect on Main Street in the last several months.

**Discussion:**

Administrative Analyst **PAULSON** stated staff was requesting \$25,000 to purchase additional pots similar to the mosaic-color pots currently on Alhambra streets. Included in the costs for the pots was the potting soil and plants. In response to Councilmember Messina's question regarding the size of the pots, Mr. Paulson noted they would be a mixture of two different sizes, but similar to the pots currently on the streets. Mrs. Messina thought the larger pots really stood out.

**Action Taken:** Agency Board Adopted **Minute Order No. M2M9-514** as follows:

RESOLVED by the Alhambra Redevelopment Agency Board that this Board hereby authorizes the allocation of \$25,000 and the solicitation of bids to procure decorative potted plants for placement on Main Street in the Downtown.

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

**4. AUTHORIZE FUNDS & SOLICIT BIDS: FAÇADE REHABILITATION & PAINTING OF TWO STOREFRONTS – F2M9-513, N2M9-501, M2M9-513**

At the August 24, 2009 Alhambra Redevelopment Agency meeting, staff sought the expenditure of Redevelopment monies to fund the Downtown Painting Project which consisted of buildings on Main Street between Garfield Avenue and Second Street. As a result of the valuable aesthetic improvements this project contributed to the Downtown, staff was seeking Agency Board approval to conduct façade rehabilitation on two storefronts that were in need of attention.

Administrative Analyst **PAULSON** reported that the properties at 41 and 43 West Main Street were the two buildings between the Rite Aid drug store and the Malaysian restaurant, formerly known as Assam Furniture and a bridal photography store. Both facades were dated and an eyesore. Staff proposed a façade facelift and a rehab of the exterior of the building.

**Discussion:**

Councilmember **PLACIDO** questioned the amount of money needed to paint the building. City Manager **FUENTES** noted staff wished to establish a budget and did not think it would be that expensive to do the work. The budgeted amount was needed to

proceed with the project with the intent to establish character in the buildings Downtown. Doing so brought the street back to life.

Councilmember **AYALA** asked if the budgeted amount was from the General Fund. Mr. **FUENTES** responded that it was, but came from savings from three 2009-2010 budgeted projects: Jeff's Sporting Goods, Target, and a wine tasting room at Charlie's Trio. Because of the delayed timing of these projects, that money could be applied to this façade and rehabilitation painting project.

**Action Taken:** Agency Board Adopted **Minute Order No. M2M9-513** as follows:

RESOLVED by the Alhambra Redevelopment Agency Board that this Board hereby:

1. Authorizes the expenditure of \$100,000 towards a Façade Rehabilitation and Painting Project for two storefronts located at 41 & 43 West Main Street (the "Project") and the solicitation of bids for architectural design services for the Project; and,
2. Authorizes the City Clerk to advertise **Notice Inviting Bids No. N2M9-501** for façade rehabilitation construction for the Project as more fully discussed in the Director of Development Services' November 16, 2009 report on file in the City Clerk's Office as F2M9-513 and by this reference incorporated herein and made a part hereof as though fully set forth herein.

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

## 5. **MAIN STREET ENTERTAINMENT – F2M9-91, M2M9-118**

Staff had been working with the Alhambra Downtown Association on marketing ideas to promote the Downtown. As part of various collective efforts, entertainment had been identified as a successful way of creating more energy along Main Street, thus attracting more patrons. Staff requested that the City Council allocate \$100,000 for entertainment purposes on Main Street which would adequately support options for entertainment over the next several months. Staff would continue to work with businesses in the Downtown to determine the types of local family entertainment to be employed and develop a schedule of such entertainment.

City Manager **FUENTES** stated this project was an attempt to provide funding for Friday and Saturday night entertainment Downtown, working with the Alhambra Downtown Association to identify that entertainment. Currently, the Marini group provided entertainment in the patio area next to Rick's Burgers. The idea was to identify local groups to appeal to people in Alhambra, to get them involved and spending money in the Downtown on Friday and Saturday nights. \$100,000 seemed like a lot of money, but

with local talent, the City could stretch those dollars to get a lot of performances. The City already had a variety of dance studios, a folklorico troupe, a theatre group, and music studios from which to draw.

**Discussion:**

Chairman **PLACIDO** asked about the current status of Downtown entertainment. Mr. **FUENTES** stated currently the City was not that involved. This concept was originally used as a trailer to the *Summer Jubilee*. Rick's Burgers and Marini's had been paying performers for some time now to play in the patio area between the two businesses. Staff hoped to supplant that with a variety of performers with the support of the City, Chamber of Commerce and the Downtown Association.

Councilmember **AYALA** liked the concept, but questioned how and where the \$100,000 would play out over time. Mr. **FUENTES** stated the money would be spent primarily in the Renaissance Plaza area and the patio area next to Perfectly Sweet and Rick's Burgers. Where performers played along the street would depend on the performers hired. There was not much room on the sidewalks. Staff hoped to spend no more than several hundred dollars a weekend. Local talent would not cost as much as *Summer Jubilee* acts. Staff would get Downtown merchant feedback and report back to the Council. \$100,000 was just to establish a budget and allocate the money so that staff could come back with a specific plan.

**Citizen Input:**

1. Lola **ARMENDARIZ** suggested using the Library for such entertainment and performances. She also asked if performers would perform outside during winter months, where the funding came from, and if the Downtown Association would contribute money.

City Manager **FUENTES** stated contributions had not yet been discussed with the Downtown Association. Main Street merchants, as with merchants throughout the country, were struggling for business. The idea behind the entertainment was to create a festive environment, bring visitors in to dine, be entertained and spend money. It was the Agency's role to create that kind of environment.

2. Owen **GUENTHARD**, Executive Director, Alhambra Chamber of Commerce, remarked that the Downtown Association currently paid for entertainment, sponsoring a "date" night program, and had hired entertainment along Main Street that varied the location, sometimes just walking along Main Street. They wished to restrict this to 6 p.m. and 9 p.m. and were talking about establishing a budget to augment what the Association was currently doing. Since the Alhambra Place Shopping Center closing there was no retail to bring people into the Downtown. The proposed entertainment would attract people Downtown to help the restaurants.
3. Mr. **BROWN**, 229 South Olive Street, requested the City address the issue of loud noise coming from Havana House, a business on Main Street.

**Action Taken:** City Council adopted **Minute Order No. M2M9-118** as follows:

RESOLVED by the Alhambra City Council that this Council hereby allocates \$100,000 for entertainment purposes on Main Street.

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

**6. MARKETING MAIN STREET – F2M9-91, M2M9-119**

Staff had been working with the Alhambra Downtown Association on marketing ideas to promote the Downtown to attract people to the various businesses and especially restaurants.

Assistant to the City Manager **HAYASHI** reported staff was working with the Downtown Association on ideas to promote the Downtown and attract people to its businesses, especially the restaurants. Staff wished to implement some ideas, such as postcards to residents promoting restaurant discounts. Similar postcards would go to residents in neighboring cities: San Gabriel, South Pasadena, San Marino, Monterey Park, El Sereno. The Association was developing a menu brochure for participating restaurants to distribute through large employers in the City to attract employees to spend lunch time in the Downtown area. The City would offer two shuttles operating three hours a day, with the routes to be determined, looping through the large employer areas to bring customers to the Downtown. A second idea was 30-second commercials for restaurants.

**Discussion:** None

Owen **GUENTHART**, Executive Director, Alhambra Chamber of Commerce, spoke to the Downtown Association's work with the Los Angeles County Public Works building in Alhambra which housed approximately 1,750 employees. Chief of Public Affairs Bob Spencer was very interested in working with the City on schedules for employees to enable them to participate in the Downtown area. Mr. Guenthard also noted that the USC School of Journalism was pursuing a project using Alhambra to create an interactive website for Downtown restaurant menus.

Lola **ARMENDARIZ** asked about the cost for the shuttles. If they had been tried before and were unsuccessful, why was the City trying this again?

Regarding starting an employee lunch time shuttle service again, City Manager **FUENTES** stated there was a new synergy in the Downtown now.

**Action Taken:** City Council adopted **Minute Order No. M2M9-119** as follows:

RESOLVED by the Alhambra City Council that this Council hereby allocates \$100,000 for marketing efforts to promote restaurants and businesses on Main Street.

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

**7. TRANSFER OF PROPERTY LOCATED AT 2037 SOUTH FREMONT AVENUE: LIBRARY ANNEX BUILDING – F2M9-90, M2M9-117**

Staff requested that the City Council authorize the transfer of the City asset located at 2037 South Fremont Avenue, commonly known as the Library Annex Building, to the Utilities Department. Due to the recent construction of the Alhambra Civic Center Library, there was no useful need for the City to retain possession of the building. The Utilities Department would use the facility as office space for the Water Quality and Environmental Compliance staff in addition to the building being used as a secondary location to house Water Conservation information and educational operations.

City Manager **FUENTES** added that staff wished to transfer the asset from the City to the Utilities Department for office use. They had identified through an appraisal the worth of the property.

Director of Utilities **SWINK** reported that staff planned to use the building for their Environmental Compliance Department and to use the location for water testing, the laboratory picking up water samples at that location. The building would have to be rehabilitated for that purpose. The City was also hoping to get a grant from the four cities water district to assist in the work.

**Discussion:** None

**Action Taken:** City Council adopted **Minute Order No. M2M9-117** as follows:

RESOLVED by the Alhambra City Council that this Council hereby authorizes the transfer of the City asset located at 2037 South Fremont Avenue (the "Property") to the Utilities Department; and,

BE IT FURTHER RESOLVED by the Alhambra City Council that this Council hereby allocates the amount of \$541,000 from the Utilities Fund Balance for the transfer of said Property and directs the Director of Finance to make the necessary fund transfer from the Utilities Fund Balance for the transfer of the Property.

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

8. **MARENGO RESERVOIR SITE BEAUTIFICATION PROJECT – F2M9-89, N2M9-139, N2M9-140**

Staff had worked with a landscape architect to develop a preliminary design concept for the Marengo Reservoir site which included new landscaping, a new wrought iron fence, state of the art irrigation, new paving and painting of the reservoirs with the application of City logos on the reservoir exteriors. Staff requested that the City Council review the design concept presented and authorize the circulation of two notice inviting bids for the Marengo Reservoir Site Beautification Project.

Director of Utilities **SWINK** reported this project was at the intersection of Alhambra Road between Marengo and Bushnell Avenues, a site probably first landscaped in the 1940s or 1950s. Currently it had an ivy-covered chain link fence. Inside the site were four reservoirs. Staff proposed taking out the chain link fence and moving a wrought iron fence with pilasters back three to four feet from the sidewalk, landscaping in front of the fence. Additionally, there was a quarter part at Bushnell and Marengo the City would decorate. There was also a parkway which the City would renovate, putting grass back in with new state-of-the-art irrigation, trees and shrubs. Some grading would also be done and asphalt work, and the four reservoir tanks would be painted a pale blue with a dark blue strip down below and the City logo on the reservoir tanks. Ms. Swink reported the total estimate for the work was \$200,000.

**Discussion:**

Chairman **PLACIDO** was concerned that painting the reservoir tanks would make them more visible which might invite vandalism. Ms. **SWINK** stated part of the beautification process included a sliding gate which would secure the site.

Councilmember **MESSINA** remarked that because this site was not an area people would be seeing, even while walking by it would be a waste of money. The green vines currently on the chain link fence were nice looking. She did not see the sense in tearing down the fence and putting in wrought iron just so the reservoir could have a nicer yard.

Chairman **PLACIDO** thought the street and sidewalk beautification was a great idea, but did the city really want to draw attention to the reservoir tanks by painting them? City Manager **FUENTES** stated that the tanks were old and required painting. The color selected, light blue, was acceptable. Currently the tanks were a battleship grey, but using darker colors would actually have an effect on the water.

Councilmember **AYALA** asked if funding for this project was only for the Utilities Department. Was there anyway to transfer that funding to other projects, such as Main Street? Mr. **FUENTES** stated it must go into the maintenance of this storage facility. Mr. Ayala asked if there was something in State law that required the City maintain the tanks, to which Mr. Fuentes remarked that it was just good maintenance.

**Citizen input:** Lola **ARMENDARIZ** was against a wrought iron fence at the Marengo Reservoir. However, the City needed to do something on the Marengo Reservoir corner

as there were sections where the ivy was missing. She suggested replanting ivy or planting vines and saving the expense. The reservoir tanks needed to be repainted. She requested the color green to help blend in with the surroundings. Ms. Armendariz agreed that this area should be beautified.

**Action Taken:** City Council reviewed the design concept for the Marengo Reservoir Site Beautification Project and authorized the City Clerk to advertise **Notice Inviting Bids No. N2M9-139** for the landscape/hardscape work and **Notice Inviting Bids No. N2M9-140** for the painting of four reservoirs for the Marengo Reservoir Site Beautification Project.

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

**9. AWARD CONTRACT: PAINTING OF DECORATIVE MURAL ON MISSION ROAD – F2M7-97, C2M9-49, M2M9-113**

Staff requested that the City Council award a contract in the amount of \$30,000 to commission Mr. Art Mortimer for the painting of a mural on the Mission Road railroad track wall as part of the beautification plan for the south side of Mission Road from the east City limits to west City limits. Staff also requested that the Council appropriate funds for the mural project from the Arts in Public Places Fund Balance. Any remaining funds not utilized for the project would be returned to the Arts in Public Places Fund Balance.

Director of Utilities **SWINK** added that a mural on the Mission road railroad track wall was a possible solution to a portion of that wall east of Chapel Avenue where the wall jumped up six feet making it impossible to plant vines. Staff was recommending a mural with the theme of Alhambra as the Gateway to the San Gabriel Valley. An RFP had been distributed, four proposals received and staff's recommendation was to select Art Mortimer, the artist responsible for the mural at Shorb Gardens. Mr. Mortimer would paint the arch and do the mural work for \$30,000. Staff was also requesting an additional \$30,000 for the City's work on the project with funds from Arts in Public Places. Normally, staff would take this project to the Arts Commission, but would not be meeting until January. Staff requested Council approve the project to appropriate the funds. Staff would take the project to the Arts Commission in January for ratification.

**Discussion:**

In response to Chairman **PLACIDO's** question as to the mural's location, Ms. **SWINK** indicated it was west of the intersection at Cordova Street. That would be in the middle of the wall. City Manager **FUENTES** added staff tried not to line it up with the intersection for fear someone might think it was a street and keep going. Dr. Placido asked if a graffiti-resistant covering was possible for the mural. Ms. Swink stated it would have both a graffiti and a UV coating to prevent fading.

**Citizen Input:** Lola **ARMENDARIZ** asked: Did the City really need another arch? We had the Gateway Arch, and on the freeway overpass. She preferred more greenery and vines. She requested the Council just continue this item until it went before the Arts Commission. She thought the mural was a lot of money that could be applied to other things in the community. In response Councilmember **MESSINA** noted this money would be coming out of the Arts account and had to be used for art projects.

**Action Taken:** City Council Adopted **Minute Order No. M2M9-113** as follows:

RESOLVED by the Alhambra City Council that this Council hereby accepts the proposals submitted by ART MORTIMER for the painting of a mural on the Mission Road railroad track wall in the amount of \$30,000, and, hereby directs staff to prepare the necessary Agreement (**Contract No. C2M9-49**); and, after said Agreement has been prepared, approved as to content and form by the City Manager and the City Attorney, and executed by said artist, the Mayor is hereby authorized to execute such Agreement 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; and,

BE IT FURTHER RESOLVED by the Alhambra City Council that this Council hereby directs the Director of Finance to allocate \$60,000 from the Arts in Public Places Fund Balance to fund the project.

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

**AGENCY/COUNCIL CONSENT AGENDA** (Item Nos. 10 – 11)

**10. EXTENSION OF ENVIRONMENTAL ENHANCEMENT & MITIGATION PROGRAM: GATEWAY PLAZA GRANT – F2M5-37, C2M9-22, M2M9-116**

In 2008, the City was awarded a grant in the amount of \$125,000 from the California Department of Transportation for the Gateway Plaza Project. Staff requested that the City Council approve the City's request for a one-year extension from the California Department of Transportation of the Environmental Enhancement and Mitigations Program Gateway Plaza Grant.

**Discussion:** None

**Action Taken:** City Council Adopted **Minute Order No. M2M9-116** as follows:

RESOLVED by the Alhambra City Council that this Council hereby authorizes the City's request for a one-year extension from the California

Department of Transportation of the Environmental Enhancement and Mitigation Program – Gateway Plaza Grant.

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

**11. DIRECTOR OF FINANCE CONSULTING CONTRACT – F2M9-92, C2M9-53, M2M9-120**

Upon the retirement of the Director of Finance, Howard Longballa, the City Manager recommends that the City retain Mr. Longballa for one year as a contract Director of Finance/Treasurer at a cost savings to the City of \$43,990 and requests that the City Council authorize the City Manager to execute an employment contract with Mr. Longballa.

**Discussion:** None

**Action Taken:** City Council adopted **Minute Order M2M9-120** as follows:

RESOLVED by the Alhambra City Council that this Council hereby approves an employment contract **Contract No. C2M9-53** with Mr. Howard Longballa and authorizes the City Manager to execute such agreement pursuant to the Report of the City Manager, a copy of which is on file in the Office of the City Clerk as F2M9-92 and by this reference incorporated herein and made a part hereof as though fully set forth herein.

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

**ORDINANCE – FIRST READING**

**12. WATER EFFICIENT LANDSCAPE – F2M9-93, O2M9-4552**

In 2006, Assembly Bill 1881 was chaptered into State law which requires cities to adopt either the model water efficient landscape ordinance developed by the State Department of Water Resources or a local ordinance which is “at least as effective” by January 1, 2010. The intent of the law is to encourage water conservation efforts through the use of efficient landscaping plantings and irrigation for new installations and rehabilitation projects. The ordinance would apply to projects which are subject to discretionary approval or require the issuance of a ministerial permit for landscape or water feature meeting certain requirements.

Deputy Director of Development Services **REYNOSO** reported that State law requires cities to adopt a new model ordinance by January 1, 2010. The State provided cities with options to either adopt the State model or develop their own version of an ordinance that was just as efficient. If no action is taken by the deadline the state ordinance automatically becomes effective. The intent of the law is to promote water conservation, but did provide homeowners with the flexibility to choose their own planting materials. The ordinance would apply to landscapes of 2,500 sq. ft. in areas of new commercial development, or new residential development that is either multi-family or single-family, and landscapes of 5,000 sq. ft or more if a homeowner wished to do their own project. The proposed ordinance would provide technical guidelines to be developed as an implementation tool. The proposed ordinance would request the applicant submit last stage documentation in a package that would include such things as irrigation and landscape design required before the issuance of any permits.

**Discussion:**

Councilmember **MESSINA** wished to know if, as a region, such an ordinance was in the offing. City Attorney **MONTES** reported that there was the State's model ordinance, that several cities had already adopted an ordinance, and that they had been working with various cities on their ordinances. Not adopting an ordinance meant being stuck with the State's rules. The benefit to a City doing its own ordinance was that it covered requirements dictated by the State while allowing for the implementation of the City's adopted guidelines for the property owner. The guidelines provided flexibility and could be tailored to the community in terms of plant materials, or things that the City might want to see. The nuts and bolts of the ordinance, such as when you have to get a landscape contractor to certify things, when you have to use certain types of irrigation, how you cluster plants together that have similar watering needs in the landscape design, those were things for which we do not have a lot of flexibility. But we do have the ability to adopt local guidelines, which staff will be doing. Once completed, if Council wished to review them that would certainly be an option.

Chairman **PLACIDO** asked when staff would be presenting the guidelines, to which Deputy Director of Development Services **REYNOSO** stated this evening was a first reading of the Ordinance. Staff would request a second reading at the next Council meeting if the Council was inclined. The guidelines would be adopted at the staff level.

City Attorney **MONTES** added that once the guidelines were completed a copy could be provided to the City Council. The guidelines were simply items such as plant materials and administrative steps to go through. The procedures and requirements, such as when you have to submit things to the City, when you have to get certain types of irrigation as mandated by State law, the City was not going to have a lot of flexibility on those issues.

**Action Taken:** City Council directed the City Attorney to introduce and give first reading to **Ordinance No. O2M9-4552** entitled:

An Ordinance of the Alhambra City Council adding Chapter 15.26 entitled "Water Efficient Landscapes" to the Alhambra Municipal Code to establish water efficient landscape regulations

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

**ORAL COMMUNICATIONS:** None

**COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) F2M10-7**

Mrs. **MESSINA** had attended the Metro Gold Line opening last Saturday and found it really exciting because it opened up so much for people in the east Los Angeles area.

**ARA RECONVENE & ADJOURNMENT :** At 7:20 p.m., the ARA Chairman reconvened the Agency meeting with all members present, except Councilmember Sham, and, as there was no further business for the Agency Board or Council to transact, the ARA Chairman and Mayor adjourned their respective meetings to **8:00 a.m.**, on **Monday, November 23, 2009**, in **Salon 4** of **Almanson Court, 700 South Almanson Street, Alhambra**, California, for the purpose of meeting jointly to discuss and update the City's Strategic Plan (**Notice No. N2M9-134**).

LAUREN MYLES  
CITY CLERK & ARA ASSISTANT SECRETARY  
by  
CRAIG ROGERS, CMC  
ASSISTANT CITY CLERK