



*Gateway
to the
San Gabriel Valley*

**CITY OF ALHAMBRA
AGENDA
ALHAMBRA CITY COUNCIL
ALHAMBRA REDEVELOPMENT AGENCY
MARCH 8, 2010**

MISSION STATEMENT

The City of Alhambra is dedicated to responsive, creative leadership and quality services, ensuring desirable neighborhoods and a supportive business environment, while being sensitive to the diversity of our community.

VISION STATEMENT

The City of Alhambra shall be the premier family-oriented and economically prosperous community in the San Gabriel Valley.

Addressing the Council: Section 2.04.210 of the Alhambra Municipal Code establishes the procedures for addressing the Council. Any person wishing to address the Council/Agency Board during the meeting must complete a Speaker Request Card and submit it to the City Clerk.

When called upon by the Mayor or Agency Chairman, please step to the podium and give your name, address and organization or other party you represent, if any, in an audible tone of voice for the record. Remarks are limited to 5 minutes.

All remarks shall be addressed to the Council as a body and not to any member thereof. No person, other than the Council and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Council, without the permission of the Mayor or ARA Chairman. No question shall be asked a Councilperson or Agency Board member except through the Mayor or the ARA Chairman.

Standards of Decorum: Any person making personal, impertinent or slanderous remarks or who shall become boisterous while addressing the Council or Agency Board shall be forthwith, by the Mayor or ARA Chairman, barred from the meeting.

Enforcement of Decorum: The Chief of Police, or his designee, shall be Sergeant-at-Arms of the Council/Agency Board meetings. The Sergeant-at-Arms shall carry out all orders and instructions given by the Mayor or ARA Chairman for the purpose of maintaining order and decorum at the Council/Agency Board meeting.

Persons Authorized to be Within Rail: No person, except City officials, their representatives, and newspaper reporters, shall be permitted within the rail in front of the Council Chamber without the express consent of the Council/Agency Board.



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AGENDA
Joint Regular Meeting
ALHAMBRA CITY COUNCIL
ALHAMBRA REDEVELOPMENT AGENCY

City Council Chambers
111 South First Street
March 8, 2010
5:30 p.m.

ROLL CALL:

COUNCIL:

ARA:

Messina, Yamauchi, Placido, Ayala, Sham
Sham, Yamauchi, Placido, Ayala, Messina

FLAG SALUTE:

Led by Chairman Messina

AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 1 - 6)

All items listed under the Consent Agenda are considered by the Agency Board/City Council to be routine and will be enacted by one motion unless a citizen or Agency Board/Council member requests otherwise; in which case, the item will be removed for separate consideration.

1. REORGANIZATION: ALHAMBRA CITY COUNCIL APPOINTMENTS – F2M10-20

As required by the Alhambra City Charter, the City Council reorganized itself on February 22, 2010. However, in order to complete the reorganization, the following actions are required to be taken in connection with the reorganization; i.e., the appointment of Director or Delegate and Alternate to the following organizations for the period commencing February 22, 2010 to and including November 22, 2010:

- a) Board of Directors, League of California Cities, Los Angeles: Director – Luis Ayala, Alternate – Gary Yamauchi.
- b) San Gabriel Valley Economic Partnership: Representative – Stephen Sham, Alternate – Dr. Steven Placido.
- c) Independent Cities of Los Angeles County: Representative – Gary Yamauchi, Alternate – Stephen Sham.
- d) San Gabriel Valley Council of Governments (SGVCOG): Governing Board Representative – Barbara A. Messina, Alternate Governing Board Representative – Dr. Steven T. Placido.
- e) Southern California Association of Governments (SCAG): Representative – Barbara A. Messina, Alternate – Luis Ayala.
- f) Alhambra Museum Board of Directors: Representative – Dr. Steven Placido, Alternate – Barbara A. Messina.

- g) Independent Cities Risk Management Authority (ICRMA): Representative – Gary Yamauchi.
- h) City Selection Committee: Representative – Luis Ayala, Alternate – Gary Yamauchi.

Recommended Action: No action required unless Council wishes to change any of the above designations.

2. SIXTH AMENDMENT TO LEASE AGREEMENT: PARKING LOTS A & B – 16-18 N. SECOND STREET – F98-510, C98-504, M2M10-1001

Staff is requesting that the Agency Board/City Council approve a Sixth Amendment to an existing Agreement with Ray C. Saehung and Jing Wang, owners of the real property located at 16-18 North Second Street, for the right to use Parking Lot “A” and Parking Lot “B” for an additional one-year period to and including March 10, 2011, for the sum of \$2,650 per month. The lease payments will be paid out of the Redevelopment Industrial Project Fund (Fund 93). The Agreement to lease a total of 60 parking spaces (21 full-time spaces and 39 evening and weekend spaces) significantly addressed the increased parking demands in the downtown during the past 12 years and will continue to do so for one additional year.

Recommended Action: City Council and Agency Board jointly and severally adopt **Minute Order No. M2M10-1001** as follows: Resolved by the Alhambra City Council and the Alhambra Redevelopment Agency Board that this City Council and Agency Board hereby approves that certain Sixth Amendment to Lease Agreement, (“the Amendment”), dated effective as of March 1, 2010, by and between RAY C. SAEHENG and JING WANG, (collectively “Lessor”), and the ALHAMBRA REDEVELOPMENT AGENCY and the CITY OF ALHAMBRA, (the “Lessee”), a copy of which Amendment is on file in the City Clerk’s Office as **Contract No. C98-504** and by this reference incorporated herein and made a part hereof as though fully set forth herein and directs staff to undertake the steps necessary to finalize the action of the Agency Board and Council

3. INTERIM DIRECTOR OF DEVELOPMENT SERVICES CONSULTING CONTRACT – F2M9-73, C2M10-6, M2M10-24

Staff recommends that the City contract with James Funk, who worked for the City of Alhambra from 1993-2001 and has extensive experience in all aspects of the Development Services Department, through December 31, 2010 as the Interim Director of Development Services. Staff further requests that the City Council authorize the City Manager to approve the consulting agreement with James Funk.

Recommended Action: Agency Board/City Council approve that certain Agreement for Professional Consulting Services (the “Agreement”) between the City of Alhambra and James Funk, a copy of which Agreement is on file in the City Clerk’s Office as **Contract No. C2M10-6** and by this reference incorporated herein and made a part hereof as though fully set forth herein; authorize the City Manager to execute said Agreement; approve Vanessa Reynoso returning to the Deputy Director of Development

Services position; and, direct staff to undertake the steps necessary to finalize Council's action. (M2M10-24)

4. MINUTES

Recommended Action: Agency Board and/or the City Council review and approve as submitted the Minutes of the January 19, 2010 Joint Special Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the February 8, 2010 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the Regular Meeting of the Alhambra City Council.

5. ACCOUNTS PAYABLE – F2M10-500

Recommended Action: Approve as submitted the Accounts Payable for the period ending March 2, 2010, Check Nos. 10933-10957, in the total amount of \$338,244.64.

6. PERSONNEL ACTIONS – F2M10-2

Recommended Action: Agency Board/Council ratify the actions of the City Manager set forth in that certain Personnel Actions document dated March 8, 2010 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

ORAL COMMUNICATIONS (TIME LIMITATION - 5 MINUTES)

Citizens wishing to address the Council/Agency Board on any matter which is within the subject matter jurisdiction of the City Council/Agency Board not on the Agenda may do so at this time. Please state your NAME and ADDRESS CLEARLY for the record.

Please note that while the City Council/Agency Board values your comments, pursuant to January 1, 1987 amendments to the Brown Act, the City Council/Agency Board cannot respond nor take any action until such time as the matter may appear as an item on a forthcoming agenda.

CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M10-14

The Agency Board and/or City Council will move into a closed session pursuant to applicable law, including the Brown Act (Government Code Sec. 54950, *et seq.*) for the purposes of conferring with the City/Agency's Real Property Negotiator, and/or conferring with the City Attorney/Agency Counsel on potential and/or existing litigation, and/or discussing matters covered under Government Code Section 54957 (Personnel), and/or conferring with the City's Labor Negotiators as follows; provided, however, prior to so moving into closed session, the City Attorney/Agency Counsel shall make any announcements required by the Brown Act pertaining to such closed session matters:

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

- a) Property: 2500 W. Commonwealth Avenue, Negotiating parties: City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Funk and potential interested parties, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- b) Property: 112 West Main Street, Negotiating parties: Jay Parker and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Funk, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- c) Property: 116 West Main Street, Negotiating parties: Jay Parker and City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Funk, Under Negotiation: Instruction to negotiators will concern price, terms of payment or both.
- d) Property: 534 Howard Street, Negotiating parties: City Manager/ARA Executive Director Julio J. Fuentes & Director of Development Services Funk and potential interested parties, 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): 2 matters. Initiation of litigation pursuant to Govt. Code Section 54956.9(c): 1 matter.

Discussion of Personnel Matters (Govt. Code Section 54957): Director of Finance

Conference with City's Labor Negotiator (Govt. Code Section 54957.6): Richard Bacio, Personnel Director/Risk Manager, re Management Employees, Alhambra Police Miscellaneous Association, Alhambra Police Association, Alhambra Fire Fighters' Association, and the Alhambra City Employees' Association.

RECONVENE & CITY ATTORNEY REPORT: In the event the Agency Board and City Council move into a closed session, the Agency Board and City Council shall reconvene at the conclusion of such closed session and the City Attorney/Agency Counsel shall report upon the closed session if required.



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**AGENDA
Regular Meeting
ALHAMBRA CITY COUNCIL**

City Council Chambers
111 South First Street
March 8, 2010
7:00 p.m.

ROLL CALL:

COUNCIL:

Messina, Yamauchi, Placido, Ayala, Sham

FLAG SALUTE:

Led by Mayor Sham

RESOLUTIONS BY TITLE ONLY

By motion, unanimously adopted, the City Attorney shall be instructed to read by title only all resolutions appearing on this agenda which are required by law to be read in their entirety.

CEREMONIALS

1. COMMENDATION: 2009 CHRISTMAS DECORATIVE HOMES – F2M10-3, F2M7-108

Councilmember **YAMAUCHI** and the City Council wish to recognize and commend residents who put forth an extraordinary effort at Christmas in decorating their homes for the holiday. Those home owners selected for special recognition include the following:

**LADIS & AFRODICIO RAMOS
207 North Curtis Avenue**

**MARTIN & LYDIA DIAZ
332 South Electric Avenue**

**THE BERNAL FAMILY
209 South Atlantic Boulevard**

**ROSA MARIA FUENTES
308 Elm Street**

**LUIS ROMERO
125 North Raymond Avenue**

**THE CRESPO FAMILY
201 South Bushnell Avenue**

**LINDA ALLISON
1412 Pine Street**

ALBERTO & LIOVIJILDA ALDABA
16 Primrose Avenue

FRANCES LANGARICA & SINDY ALVIZAR
424 South Marguerita Avenue

ROSALVA & JOSE PORTUGAL
513 South Electric Avenue

PUBLIC HEARING

2. PUBLIC HEARING: GENERAL PLAN AMENDMENT GPA-10-1 & ZONE CHANGE Z-10-1 – 2217-2251 WEST MAIN STREET – F2M10-31, F2M9-87, N2M10-27, O2M10-4554, M2M10-23

This is the time and place set by **Notice No. N2M10-27** for the Alhambra City Council to hold a public hearing pertaining to those certain six properties with a total of 42 residential units located on the north side of Main Street between Palm Avenue and Cedar Street including 2217, 2227, 2233, 2237, 2239, 2247 and 2251 West Main Street, Alhambra, California (the "Properties"), to consider the following:

- A. A General Plan Amendment changing the applicable land use designation for the Properties from Commercial to High Density Residential; and,
- B. A Zone Change changing the applicable zone on said Properties (Commercial Planned Development) to R-3 (Multiple Family Residential)

The purpose of the General Plan Amendment and Zone Change is to achieve consistency between the General Plan designation and zoning and the actual uses of the properties. A Negative Declaration of Environmental Impact, which is on file with the Department of Development Services' Planning Division, has been prepared and is part of this hearing's administrative record. The Planning Commission reviewed these applications filed by the City of Alhambra on February 1, 2010, and voted 10-0 to recommend approval of the applications to the City Council.

Recommended Action: After receiving public testimony, the Mayor should close the public hearing and the City Council, by motion unanimously adopted, should 1) Approve the Negative Declaration for GPA-10-1 and Z-10-1 (**M2M10-23**) and 2) Direct the City Attorney to introduce and give first reading to **Ordinance No. O2M10-4554** entitled:

An Ordinance of the Alhambra City Council reclassifying those certain parcels of real property described as the north side of Main Street between Palm Avenue and Cedar Street including addresses 2217, 2227, 2233, 2237, 2239, 2247 and 2251 West Main Street from Zone CPD (Commercial Planned Development) to Zone R-3 (Multiple Family Residential (Z-10-1) and amending the General Plan to change the land

use designation of said real properties from Commercial to High Density Residential (GPA-10-1)

CONSENT AGENDA (Item Nos. 3 – 10)

All items listed under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion unless a citizen or Council member requests otherwise; in which case, the item will be removed for separate consideration.

3. AWARD CONTRACT: UTILITIES DEPARTMENT SECURITY IMPROVEMENTS PROJECT – ELECTRICAL IMPROVEMENTS – F2M9-80, N2M10-3, C2M10-7, M2M10-17

On February 18, 2010, the City Clerk received and opened two bids ranging from \$344,950 (A & B Electric) to \$621,300 (KDC Systems) for the Electrical Improvements portion of the Utilities Department Security Improvements Project (N2M10-3). Staff requests that the City Council award a contract to A & B Electric in an amount not to exceed \$344,950. Staff has reviewed the bids and found A & B Electric is in full compliance and conformance with the bid specifications. Funding for this project is available in the FY 2009-10 Capital Improvements Plan budget.

Recommended Action: Award a contract to A & B Electric in an amount not to exceed \$344,950 for the Utilities Department Security Improvements Project – Electrical Improvements and direct staff to undertake the steps necessary to finalize Council's action. **(M2M10-17)**

4. AWARD CONTRACT: MARENGO RESERVOIR PAINTING PROJECT – F2M9-89, N2M9-140, C2M10-8, M2M10-18

On February 18, 2010, the City Clerk received and opened six bids ranging from \$147,000 (Fix Painting Company) to \$218,680 (A.J. Fistes Corporation) for the Marengo Reservoir Painting Project (N2M9-140). Staff requests that the City Council award a contract to Fix Painting Company in an amount not to exceed \$147,000. Staff has reviewed the bids and checked references for the contractor and determined that they have successfully completed similar projects in the past and they are qualified to perform the work.

Recommended Action: Award a contract to Fix Painting Company in an amount not to exceed \$147,000 for the Marengo Reservoir Painting Project; instruct the Director of Finance to appropriate \$160,000 from the Water Fund Balance and allocate it into account 401.80.8884.90922; and, direct staff to undertake the steps necessary to finalize Council's action. **(M2M10-18)**

5. AWARD CONTRACT: HELLMAN AVENUE WATERLINE REPLACEMENT & STREET REHABILITATION PROJECT – F2M10-21, N2M10-2, C2M10-9, M2M10-19

On February 11, 2010, the City Clerk received and opened twelve bids ranging from \$936,107 (Stephen Doreck Equipment Rentals) to \$1,585,119.42 (Doty Brothers Equipment Co.) for the Hellman Avenue Waterline Replacement and Street Rehabilitation Project (N2M10-2). Staff requests that the City Council award a contract to Stephen Doreck Equipment Rentals in the amount of \$936,107.14. Staff has reviewed the bids and checked references for the contractor and determined that they have successfully completed similar projects in the past and they are qualified to perform the work.

Recommended Action: Award a contract to Stephen Doreck Equipment Rentals in the amount of \$936,107.14 for the Hellman Avenue Waterline Replacement and Street Rehabilitation Project; instruct the Director of Finance to appropriate \$373,016 from the Prop 1B Fund and \$618,091.14 from the Water Fund Balance to account 401.80.8884.90836 for this project; and, direct staff to undertake the steps necessary to finalize Council's action. **(M2M10-19)**

6. NOTICE OF COMPLETION: GATEWAY PLAZA PROJECT – F2M5-37, C2M9-22, M2M10-25

Staff requests that the City Council accept the work of Yakar General Contractors for the completion of the Gateway Plaza Project. The completed contract amount is \$151,803.62. The work has been inspected by staff and all work has been completed in accordance with the City requirements and specifications. It is appropriate to file a notice of completion with the Los Angeles County Recorder's Office.

Recommended Action: Accept as complete the contract with Yakar General Contractors for the Gateway Plaza Project **(C2M9-22)** in the amount of \$151,803.62, direct staff to undertake the steps necessary to finalize Council's action. **(M2M10-25)**

7. PARCEL MAP NO. 70894 - F2M10-11, M2M10-20

Tentative Parcel Map No. 70894 was approved by the Planning Commission on May 18, 2009. The project is a merger of three separate parcels into a single parcel at 1024-1032 South Garfield Avenue. All conditions of approval of the Tentative Parcel Map have been met, including the municipal restrictions, reviewed and approved by the Planning Division staff. The City Engineer has signed the Parcel Map and is recommending recordation of the same.

Recommended Action: Adopt **Minute Order No. M2M10-20** as follows:

RESOLVED by the Alhambra City Council as follows:

SECTION ONE: Based upon the recommendation of the Director of Development Services in his report dated March 8, 2010, this Council hereby finds and determines that the said project located at 1024-1032 South Garfield Avenue, in the City of Alhambra, County of Los Angeles,

State of California, being Lots 12, 13 and 14 of Tract No. 4899, M.B. 51-62, in the office of the County Recorder of said County, will not violate any of the provisions of Sections 66473.5, 66474, 66474.1, and 66474.6 of the Subdivision Map Act of the State of California.

SECTION TWO: This Council hereby approves PARCEL MAP NO. 70894, and authorizes the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map and acceptance of dedications.

8. CONTRACT EXTENSION: PROFESSIONAL AUDIT SERVICES - F2M5-53, C2M5-44, M2M10-21

The City's current five year contract with the CPA firm of Diehl, Evans & Co., LLP (DEC) expired with the audit of fiscal year 2008-2009. DEC wishes to extend the agreement for one more year to include the audit for fiscal year 2009-2010. City staff has been very pleased with DEC's professionalism during the course of the contract and DEC has also agreed to lower the audit fee by five percent which will save the City \$2,774. For consistency and continuity due to the Director of Finance's retirement in April 2010, and to allow the future Director of Finance to have a role in selecting a new auditing team, staff recommends a one-year extension of the City's external independent audit contract with DEC.

Recommended Action: Council approve a one-year extension of contract C2M5-44 by and between Diehl, Evans & Co., LLP and the City of Alhambra and direct staff to undertake the steps necessary to finalize Council's action. (M2M10-21)

9. AWARD CONTRACT: CDBG-R ADA IMPROVEMENTS AND RENOVATION OF MEN'S RESTROOM AND RECREATION ROOM FLOORING AT JOSLYN CENTER – F2M9-85, N2M9-135, C2M10-10, M2M10-22

On December 3, 2009, the City Clerk received and opened twenty bids ranging from \$62,500 (Korston Construction, Inc.) to \$124,200 (L.A. Builders, Inc.) for the CDBG-R ADA Improvements and Renovation of Men's Restroom and Recreation Room Flooring at Joslyn Center Project (N2M9-135). Staff requests that the City Council award a contract to Korston Construction, Inc. in the amount of \$62,500. Korston Construction has the necessary licenses and permits and has completed similar work in other jurisdictions.

Recommended Action: Award a contract to Korston Construction, Inc. in the amount of \$62,500 for the CDBG-R ADA Improvements and Renovation of Men's Restroom and Recreation Room Flooring at Joslyn Center Project and direct staff to undertake the steps necessary to finalize Council's action. (M2M10-22)

10. DEMANDS - F2M10-1

Recommended Action: Approve as submitted Final Check List (114875 thru 114896) in the amount of \$115,027.22 for the period ending February 4, 2010 and Schedule of Wire Transfers in the amount of \$1,678,817.67 for the week ending January 28, 2010; Final Check List (114874/114897 thru 115002) in the amount of \$1,125,676.54 for the period ending February 5, 2010; Final Check List (115003 thru 115143) in the amount of \$635,686.32 for the period ending February 11, 2010; and, Final Check List (115144 thru 115281) in the amount of \$377,255.91 for the period ending February 12, 2010.

ORAL COMMUNICATIONS (TIME LIMITATION - 5 MINUTES)

Citizens wishing to address the Council on any matter which is within the subject matter jurisdiction of the City Council not on the Agenda may do so at this time. Please state your NAME and ADDRESS CLEARLY for the record.

Please note that while the City Council values your comments, pursuant to January 1, 1987 amendments to the Brown Act, the City Council cannot respond nor take any action until such time as the matter may appear as an item on forthcoming agendas.

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

Each Councilmember at his discretion may address the Council and public on matters of general information and/or concern, including announcements and future agenda items.

ARA RECONVENE & ADJOURNMENT: There being no further business for the Agency Board or Council to transact, the ARA Chairman and Mayor, with the consent of the Agency Board and the City Council, shall adjourn their respective meetings to 5:30 p.m., on March 22, 2010, in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California.

NOTICE

Agenda Items: Copies of the staff reports or other written documentation relating to the items listed on this agenda are on file with the City Clerk in Alhambra City Hall, located at 111 South First Street, Alhambra, California, and are available for inspection during regular office hours, Monday through Thursday from 7:30 a.m. to 5:30 p.m., and Friday from 8:00 a.m. to 5:00 p.m.

Broadcast of Meeting: The regular meetings of the Alhambra Redevelopment Agency and the City Council are recorded and are broadcast on Charter Channel 55 at 7:30 p.m. on the Thursdays and Mondays following the meeting. Recordings are also available for viewing by the public at the Alhambra Public Library and, upon appointment, in the Administrative Services Department.

Americans with Disabilities Act: If you require special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 570-

5094. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

LAUREN MYLES
CITY CLERK/ARA ASSISTANT SECRETARY