

**MINUTES**  
**Joint Regular Meeting**  
**ALHAMBRA CITY COUNCIL**  
**ALHAMBRA REDEVELOPMENT AGENCY**  
**April 12, 2010**  
**5:30 p.m.**

**ROLL CALL:** At 5:30 p.m., on Monday, April 12, 2010, 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:** YAMAUCHI, PLACIDO, AYALA, MESSINA  
**ABSENT:** SHAM

**Officials Present:** City Manager/ARA Executive Director Fuentes, Assistant City Manager/Personnel Director Bacio, City Attorney/Agency Counsel Montes, City Clerk/ARA Assistant Secretary Myles, Deputy City Manager/Administrative Services Director Schultz, Director of Development Services Funk, Director of Public Works Chavez, Director of Community Services Jarvis, Chief of Police Hudson, Assistant to the City Manager Keating, Assistant to the City Manager Hayashi, Sergeant at Arms Castillo.

**FLAG SALUTE:** Led by Chairman Messina

**RESOLUTIONS & ORDINANCES BY TITLE ONLY**

On motion of Mr. YAMAUCHI, seconded by Dr. PLACIDO, and carried unanimously (MESSINA, YAMAUCHI, PLACIDO, AYALA, [SHAM, absent]) the City Attorney was instructed to read by title only all resolutions appearing in these minutes which are required by law to be read in their entirety.

**PUBLIC HEARINGS**

- 1. PUBLIC HEARING: APPROVAL OF A SPECIFIC PLAN, ZONE CHANGE Z-10-2, TENTATIVE TRACT MAP NO. 71272, COMMERCIAL PLANNED DEVELOPMENT PERMIT CP-10-3 & RESIDENTIAL PLANNED DEVELOPMENT PERMIT RP-10-5 FOR 229-249 W. MAIN STREET – F2M9-508, F2M5-511, N2M10-27, O2M10-4556, O2M10-4557, R2M10-14, M2M10-31**

This was the time and place set by **Notice No. N2M10-27** for the Alhambra City Council to hold a public hearing to consider the approval of an application for a Zone Change Z-10-2, Tentative Tract Map No. 71272, Commercial Planned Development Permit CP-10-3, Residential Planned Development Permit RP-10-5 and adoption of a Specific Plan for the development of a mixed use project consisting of one building comprising 5,000 square feet of commercial space located on a 1.2 acre site and four floors of residential

condominium units (92 units total) constructed on top of a two level at grade and subterranean garage (the "Project"). California Environmental Quality Act (CEQA) review was already conducted and prepared as a part of the West Main Corridor Master Plan. The proposed Specific Plan would change the zoning on the said site from *Central Business District and Parking* to the *Casita de Zen Specific Plan* designation.

Director of Development Services **FUNK's** *Casita de Zen* project Powerpoint presentation is on file in the City Clerk's Office. This project is in close proximity to entertainment, shopping, dining, with employment and transit opportunities nearby. The project was consistent with the West Main Street Master Plan. The target market was for one- or two-person households, couples without children, and active retirees. The project would augment pedestrian activity by supporting new and existing businesses in the Downtown and provide the synergy needed to create a desirable image for potential investors, businesses and customers. The Design Review Board approved the project January 12, 2010.

The applicant had entered into a Disposition and Development Agreement with the Agency related to the sale of this property. A selling price was determined at fair market value based on an independent appraisal of \$4.5 million with completed market value around \$34 million. Property tax at 1%, after completion, would be \$339,000 per year, with estimated sales tax during that same time period at \$140,000. If approved, the required mitigation measures would become Conditions of Approval. This was a smart growth project with mixed land usage that took advantage of compact building design and the creation of a range of opportunities and choices for tenants such as walk-able neighborhoods. It would be a distinctive, attractive community with a strong sense of place providing a variety of transportation choices, development decisions that were predictable, fair and cost-effective, as well as encouragement of community and stakeholder collaboration in development decisions.

Continuing, Mr. **FUNK** noted conditions added by the Planning Commission, including no outside display of business merchandise or promotional materials and complying with applicable regulations of the Alhambra Municipal Code, Uniform Building Code and Uniform Fire Code. No adult businesses would be permitted on the premises. The Planning Commission also recommended sound restrictions, limiting music emanating from commercial spaces exceeding standards imposed on commercial uses in the Central Business District Zone, by Conditional Use Permit or other applicable permits for restaurants, bars or clubs. A use requiring a Conditional Use Permit would go back to the Planning Commission. Additional requirements, such as hours of operations, would also be included as part of the Conditional Use Permit package. The Planning Commission also recommended site drainage be collected and deposited in the adjacent gutter, alley, storm drain and that site, storm and/or nuisance water should not flow across City sidewalks. Regarding storm water, any currently legally flowing water from property identified as lots 11 and 25 Second Street, would be accepted on to the site. Finally, time and duration use restrictions for the 25 on-site public vehicle parking spaces would be regulated by the City and posted as directed by the City, with the property owners posting regulations at the direction of the City.

**Opened Public Hearing:** Chairman **MESSINA** opened the public hearing.

1. **Robert CHANG**, 2596 Mission Street, Suite 302, San Marino, an attorney representing *The Church in Alhambra*, located on Second Street, stated *The*

*Church in Alhambra* objected to the serving of alcohol so close to the *Church* as it would affect the *Churches'* constituents. Also, Mr. Chang felt the adult business recommendation for the project might need further clarification. Their third concern was with parking, since the Church was not sure what the parking situation near them would be like on Sundays. Many of the Church's parishioners were elderly and might have more difficulty with parking for Sunday services.

2. **Benjamin LING**, 1220 South Fourth Street, addressed the issues of the Project's density, the height of the building which he felt violated the building code, and the 7-foot setback which he felt should be 10 feet.
3. **Ted PENG**, 529 Daroca Avenue, San Gabriel, representing *Alhambra Christian Fellowship*, spoke to the issues of prohibiting the sale of hard liquor and the existence of night clubs in the new development. The *Christian Fellowship* was very concerned about the proliferation of new liquor stores and nightclubs in that area.

**Closed Public Hearing:** There being no one further wishing to speak, Chairman **MESSINA** closed the public hearing.

**Discussion:** In reference to Mr. **YAMAUCHI's** question as to whom he represented, Mr. Chang stated again that he represented *The Church in Alhambra*, the actual name of the church. Responding to several citizens' questions on liquor licensing, adult businesses, and building heights, City Attorney **MONTES** stated that that alcohol related businesses needed Conditional Use Permits. To obtain such, a business would come to City Hall seeking a discretionary entitlement and a public hearing before the Planning Commission. This separate public hearing gave people the opportunity to raise objections or concerns. Regarding adult businesses, a condition placed on the project by the Planning Commission, the proximity of a church precluded an adult business from locating there under City Code. Regarding the project's building height, there were sections in the Building Code regarding this issue and restrictions on R-2 buildings; however, Mr. Montes did not know whether any of them applied, since there are also a whole list of exceptions. Without the City Engineer or a building official in attendance this evening, he could not properly address whether or not the proposed building exactly conformed to all requirements.

Regarding the Specific Plan and the work the developer had done so far, City Manager **FUENTES** remarked the Developer had made every effort to comply with the Code. The developer proposed two restaurant uses. The City wished to have wholesome, family entertainment, but a beer and wine license was a minimum for a restaurant. Regarding parking, the City specifically added parking at ground level for use by anyone, available 7 days a week. Parishioners under discussion could use those spaces on Sunday. Regarding convenient access from Second Street to the site, the project did not call for that and would be a major change to the project to do it.

Mr. Kai **CHAN**, Kai Chan Architects and Planners, 730 Adelyn Drive, San Gabriel, answered Mr. Fuentes' question on easier access to public parking spaces off Second Street, noting formal access was off Third Street. There would be an exit door to the alley and those who wished to get out that way could, but the alley did not have a walkway.

Responding to several questions by Councilmember **PLACIDO** about street noise mitigation and possible accommodation for mass transit, Director of Development Services **FUNK** stated the condominiums would have double walls and installation to lessen exterior and interior noise. In addition, there was a double-wall separating residential from commercial. City Manager **FUENTES** noted passenger drop-off and pick-up might be tight between The Diner and the project's property frontage. Most parking would be off street within the general parking area for drop off. Staff would look at Main Street and Third Street before finishing off all the Public Works design on it.

Dr. **PLACIDO** asked for clarification on the broad condition of approval to exclude adult businesses from the project. Mr. **FUNK** remarked the Development Code identified adult businesses, specifically including strip clubs, pornographic bookstores, theaters, and massage parlors. City Attorney **MONTES** stated such businesses were already addressed in City zoning code. The zoning code identified zones within the City where an adult business were permitted. The Downtown was an area where an adult business would be permitted. However, distance restrictions delineated how close such businesses could be by what was defined as "sensitive use." Sensitive use included residential areas, churches and schools. The project location was directly under residential, next door to a church and fairly close to a school. An adult business would not be able to locate within that building under the City's current zoning code.

Councilmember **AYALA** asked about signage and density/parking requirements of some project units. Mr. **FUNK** noted the Design Review Board had looked at signage issues. Regarding density and one parking space for every unit, Mr. Funk remarked the parking space requirement depended on the size of the unit. A 683 square feet one bedroom unit would call for one parking space. Regardless of unit size, there was a requirement for additional guest or overspill parking. Mr. Ayala asked about proposed nightclubs, to which Mr. Funk indicated none was proposed at this time. Planning Commission and City Council approval was required to locate a nightclub at this project which seemed highly unlikely considering the project's mixed-use nature and need for a Conditional Use Permit. Mr. **FUENTES** added that the Agency reviewed and evaluated individual tenancy and would require the developer to share type of use. If it was a use staff felt had to be brought back to Council, staff would do that. Currently, the Developer was proposing two restaurants and a retailer. To Mr. Ayala's question on alley access, Mr. Funk stated it was discussed and addressed at the Planning Commission meeting and would not create an issue.

Chairman **MESSINA**, on the issue of adding 92 more housing units to the Downtown, remarked such housing numbers were given to the City by the State. The Council felt this number was high, but would rather see density in the Downtown as opposed to Alhambra neighborhoods.

**Action Taken:** City Council (1) Directed the City Attorney to introduce and read by title only **Ordinance No. O2M10-4556** entitled:

An Urgency Ordinance of the Alhambra City Council reclassifying the zoning for real property located at 229-249 West Main Street from CBD (Central Business District) and P (Parking) to the Casita De Zen Specific Plan



developer had relocated those utilities. Any cost associated with the relocation of utilities would be borne by the developer.

**Opened Public Hearing:** Chairman **MESSINA** opened the public hearing.

**Hana ALWARDI**, 225 West Main Street, spoke to the issue of how alley blockage affected her husband's business, located next to the proposed project. Every time someone left the Alwardi's neurological clinic they had to back up several times to avoid hitting the fence or high voltage transmitter which caused a public hazard and was a hardship to the Alwardi's business. Most of Dr. Alwardi's patients had serious neurological diseases or illnesses such as strokes, Parkinson's, Alzheimer's, ALS, or muscle diseases that required wheel chairs or special transport such as Senior Ride or ambulances. Before the project began the traffic flow had been easy. Now it was not. Mrs. Alwardi suggested the City either open the alley again or modify the project.

**Closed Public Hearing:** There being no one further wishing to speak, Chairman **MESSINA** closed the public hearing.

**Discussion:** City Manager **FUENTES** stated the building next door still had access from the portion of the alley that would remain off Second Street, and still had a driveway approach next door to the diner. Staff could work with the Alwardis for easier access, but the project could not be divided, leaving the alley open. Director of Public Works **CHAVEZ** noted the transformer would be relocated as part of the relocation of the utilities in the alley. Regarding moving the transformer, Ms. Chavez had not spoken to Edison as to their exact plans. The developer would be working with Edison to submit plans to work it into the whole project, as well as the storm drain presently in the alley. Mr. Fuentes added it would most likely end up in the public right-of-way, perhaps in the street area. Concerning patient parking, the project would have 25 parking spaces for patients visiting the Alwardi building.

Kai **CHAN**, Project architect, spoke to the issue of the exit door from the *Casita de Zen* parking area as an impediment to vehicles backing up. All exit doors would swing into the property and not encroach into the alley. However, since it was an exit door there was no official pedestrian walkway in the alley. It might be a dangerous place for the elderly to walk and better if they used Third Street. Mr. **FUENTES** added that the doorway was for emergency purposes. The developer was not encouraging pedestrian use, which should be off Main Street. The Alwardi patients, parking in the *Casita de Zen* building, could walk out the front off Main Street to enter the Alwardi building.

Mr. **AYALA** asked if this item might be continued so that staff could work with the Alwardis. City Manager **FUENTES** stated the alley vacation before Council this evening because the City had an existing agreement with the developer and performance criteria had to be met to close escrow on the property. Council needed to accomplish that this evening. With public parking in the facility next to the Alwardi building, parking would not be a problem for their patients. Mr. Fuentes said City staff would work with the Alwardis to develop access to and from Second Street and Main Street, but the City was not going to leave the alley open. The project would not get built if the alley were left open as it would divide the buildings and the developer could not do that. The parking structure did not allow for it.

**Action Taken:** City Council adopted **Resolution No. R2M10-13** entitled: *A Resolution of the City Council of the City of Alhambra ordering the vacation of a portion of an east-west alley, north of Main Street, between Second and Third Streets, in the City of Alhambra, California.*

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

**3. JOINT PUBLIC HEARING: LEASE AGREEMENT WITH MOSAIC LIZARD THEATER FOR 112 & 116 WEST MAIN STREET – F2M10-510, N2M10-42, C2M10-504, C2M10-505, M2M10-1002**

This was the time and place set by **Notice No. N2M10-42** for the Alhambra City Council and the Alhambra Redevelopment Agency Board to conduct a joint public hearing on the proposed lease agreements (the “Leases”) for the operation of live performance theater including acting workshops and classes with Mosaic Lizard Theater L.L.C., and the Alhambra Redevelopment Agency, owner of the property located at 112 and 116 West Main Street, Alhambra, California 91801 (the “Project”), pursuant to Health and Safety Code Section 33431 to 33433. The Leases are categorically exempt from the provision of the California Environmental Quality Act. The real property, commonly known as 112 W. Main Street, proposed to be leased will be improved as a live performance theater and contains approximately 1,800 square feet of building area and is generally located on the south side of Main Street between Second and First Streets. The real property, commonly know as 116 West Main Street, to be leased will be improved with storage of certain equipment associated with Mosaic Lizard Theater operations located at 112 West Main Street and contains approximately 176 square feet of building area and is generally located on the south side of Main Street between Second and First Streets. The initial terms of the Leases are for 5 years plus five 1-year options to extend the term. The Project, including the terms of the leases, are more fully discussed in the Deputy Executive Director’s April 12, 2010 report and the *Summary Report* pursuant to *Sections 33431 and 33433 of the California Community Redevelopment Law* attached thereto, copies of which are on file in the City Clerk’s Office.

Deputy Director of Development Services **REYNOSO** reported the intent of the project was to allow the Agency to enter into two new lease agreements with the *Mosaic Lizard Theater* L.L.C., for the premises at 112 and 116 West Main Street. *The Lizard Theater*, a small theater company, opened in 2005 and operated as an intimate performance theater. It is currently at 230 West Main Street, also occupied by the *Arcade de Flamenco Dance Theater*. *The Lizard Theater* has been successful but was limited in space. With 30 seats, they typically have to work around the performance schedule of the *Arcade de Flamenco Theater*. The vacancy at 112 West Main Street provided the Theater an opportunity to expand its business operations. Space solely dedicated to the Theater’s use would also mean possible matinee and additional performances throughout the week. Of the two leases under consideration, the first was for the space at 112 West Main Street, occupying 1,800 square feet, and was proposed for live theater use, including a small lobby area, a ticket booth, tech booth, hallway leading to seating for 50, a stage, backstage, workshop area, public restrooms and an area for office space, storage and supplies.

Continuing, Ms. **REYNOSO** stated the Applicant was also looking at leasing a space behind the *Subway* restaurant at 116 West Main Street. This space was 352 square feet at the rear of the restaurant currently used as a restaurant walkway. That space would be divided in half, *Subway* using their portion as a rear entrance and *Mosaic Lizard Theater* utilizing their space for prop and materials storage. Both spaces would need to be modified and tenant improvements would be required to accommodate the proposed use. Agency staff was proposing tenant improvement assistance in the amount of \$108,000 from the *Art in Public Places* fund to be used for construction costs associated with the tenant improvements for the live theater and storage area. Payments would be made as progress payments as work was completed. *The Mosaic Lizard Theater* would continue to be an important enhancement to the Downtown, creating the vitality needed to create the desirable image to investors, businesses, customers and continue attracting them to the Downtown.

**Opened & Closed Public Hearing:** Chairman **MESSINA** opened the public hearing; and, as there was no one present wishing to speak, she closed the same.

**Discussion:** Mr. **YAMAUCHI** wondered if *Lizard Theater* could work around their schedule to accommodate elementary school children, to which Deputy Director of Development Services **REYNOSO** responded they currently sub-leased from the *Arcade de Flamenco Dance Theater*, so they had to work around the Dance Theater's schedule. Since they had a limited area for their performances, these leases presented a great opportunity for the *Lizard Theater* to grow and expand. The Theater group wished to provide educational classes and other activities throughout the week. If six months from now the Third grade class at Fremont Elementary School wished to use the theater, Ms. Reynoso believed they could work with *Lizard Theater*. It would be a wonderful opportunity for them.

Ms. **REYNOSO**, in reference to Dr. **PLACIDO's** question on funding, stated that funding came through *Arts in Public Places*. That fund was typically seen on larger projects as one-half of one percent of the valuation of the project. A developer could choose to contribute either an art piece or to this fund. But it was at the City's discretion to utilize the funds either for art programs or actual artwork. Dr. Placido remarked that in the past the City had paid for artwork from this fund, for dance classes and dance programs, or statues around the City and that it was not General Fund money.

**Action Taken:** Agency Board/City Council jointly and severally adopted **Minute Order No. M2M10-1002** as follows:

RESOLVED by the Alhambra Redevelopment Agency Board and Alhambra City Council that this Agency Board and City Council hereby

- 1) Approve that certain *Summary Report pursuant to Sections 33431 and 33433 of the California Community Redevelopment Law on the Lease Agreement by and between Alhambra Redevelopment Agency Mosaic Lizard Theater L.L.C., 112 W. Main Street and 116 W. Main Street*, dated April 12, 2010 (the "Report"), a copy of which Report is on file in the City Clerk's Office as F2M10-510 and incorporated herein by reference and made a part hereof as though fully set forth herein; and,

- 2) Approve that certain LEASE (the "Lease"), by and between the ALHAMBRA REDEVELOPMENT AGENCY, as Lessor, and MOSAIC LIZARD THEATER, LLC as Lessee, for 112 W. Main Street, a copy of which Lease is on file in the office of the City Clerk as **Contract No. C2M10-504** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and,
- 3) Approve that certain LEASE (the "Lease"), by and between the ALHAMBRA REDEVELOPMENT AGENCY, as Lessor, and MOSIAC LIZARD THEATER, LLC as Lessee, for 116 W. Main Street, a copy of which Lease is on file in the office of the City Clerk as **Contract No. C2M10-505** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and,
- 4) Authorize after such Lease has been duly executed by said Lessee, the Chairman and ARA Executive Director to execute said Leases for and on behalf of the Agency with the execution of said Leases to be subject to the due formation of Mosaic Lizard Theater L.L.C. and satisfactory evidence of such formation; and,
- 5) Appropriate \$108,000 from the Art in Public Places Fund for tenant improvements to the Project; and,
- 6) Authorize the City Manager/Executive Director and/or City Attorney/Agency Counsel to take whatever other actions may be necessary on behalf of the Agency and/or City to implement the intent of this resolution.

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

**AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 4 - 8)**

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

**4. ASSIGNMENT & ASSUMPTION AGREEMENT: ZEN DEVELOPMENT COMPANY & CASITA DE ZEN – F2M9-508, F2M5-511, C2M10-502, M2M10-503**

Staff requested Agency Board approval of an Assignment and Assumption Agreement between Zen Development Company, LLC, a California Limited Liability Company ("Assignor"), and Casita de Zen, a California Limited Liability Company ("Assignee") and the Alhambra Redevelopment Agency ("Agency"), a public body, for the property located

at the northeast corner of Main Street and Third Street, referred to as "Site 6" in the West Main Corridor Master Plan.

**Discussion:** None.

**Action Taken:** Agency Board approved that certain ASSIGNMENT OF DISPOSITION AND DEVELOPMENT AGREEMENT AND CONSENT TO ASSIGNMENT (the "Assignment") between Zen Development Company, LLC ("Assignor"), Casita de Zen, a California Limited Liability Company ("Assignee") and the Alhambra Redevelopment Agency ("Agency"), a public body, for the property located at the northeast corner of Main and Third Streets, a copy of which Assignment is on file in the office of the City Clerk as **Contract No. C2M10-502** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and, directed staff to undertake the steps necessary to finalize Agency Board's action. **(Minute Order M2M10-503)**

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

**5. REJECT BIDS & RE-ADVERTISE: PROPERTY REHABILITATION SERVICES – 3216 MIDVALE PLACE – F2M10-509, N2M9-163, N2M10-45**

On January 21, 2010 three bids were received and opened by the City Clerk for the Property Rehabilitation Services at 3216 Midvale Drive. Two bids were rejected due to a lack of bid bond and the remaining acceptable bid was for an amount significantly higher than the cost estimate for the project. Therefore, staff requested that the bid be rejected and new bids solicited in order to ensure that the correct and most competitive prices are received for the project.

**Discussion:** None.

**Action Taken:** Council/Agency Board rejected the bid received on January 21, 2010 in response to Notice Inviting Bids No. N2M9-163 and authorized the City Clerk to advertise **Notice Inviting Bids No. N2M10-45** for Property Rehabilitation Services at 3216 Midvale Place, with bids to be received on or before 10:30 a.m., on Thursday, May 6, 2010, in the office of the City Clerk, and publicly opened at 11:00 a.m. that same day.

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

**6. AMENDMENT TO LEASE AGREEMENT: TOYS "R" US – F95-504, ARAC95-12, M2M10-504**

On June 15, 1995, the Agency entered into a Lease Agreement with Toys "R" Us, Inc. to lease a portion of a building at 2500 West Commonwealth Avenue that contains

approximately 33,750 square feet of gross leasable floor area on the ground floor. Toys "R" Us desired to enter into a lease extension that included a remodel allowance for improvements and the placement of Babies "R" Us in the premises along with Toys "R" Us. Babies "R" Us would occupy a minimum of 8,000 square feet of the premises. The remodeling would include enlarging the leasable floor area on the ground floor from approximately 33,750 square feet to 34,610 square feet. Staff requested that the Agency Board approve a First Amendment to the Lease Agreement to amend the duration of the lease, provide a tenant improvement allowance and increase the base rent amount commencing September 1, 2010. Staff further requested Agency Board approval of a Commission Agreement by and between the Alhambra Redevelopment Agency and Studley, Inc., which was the exclusive representative of Toys "R" Us.

Director of Development Services **FUNK** reported that *Toys "R" Us* and the City had negotiated a lease extension that included a remodel allowance for improvements to the City's buildings and placement of *Babies "R" Us* in the premises. *Babies "R" Us* would occupy a minimum of 8,000 sq. ft. of the premises, which premises would be enlarged from 33,750 to 34,610 sq. ft. The current fixed rent was \$4,800. If Council executed this contract this evening it would jump more from \$85,000 or \$86,000 to \$493,000.

The tenant would like first right of refusal if *Party City* ever gave up its space and would like a lease option to expand in *Party City's* space. Tenant work was in excess of \$1 million. The tenant's allowance would be \$500,000. If the lease were surrendered prior to August 31, 2020, the tenant would be required to pay the landlord the unamortized portion of the amount the landlord would be putting toward tenant improvements. The current annual rent was \$408,375. If the First Amendment to this lease were approved it would go to \$493,000, an increase of \$84,817, almost a 21% annual increase. The First Amendment, if approved, would have more flexibility to lease additional space to other tenants. Currently the lease term, if all options were executed, would end January 31, 2031. If Council approved, this it would be extended another four years and seven months and would end, if they executed all of the options, August 31, 2035. The lease term, if it were not extended, would have the rents during the period from September 1, 2010 through the last option totaling \$10,400,000. However, if it were extended during that same period the City would be earning \$11,742,000, plus the extra four years 7 months, an additional \$3,308,000 which would bring the total to \$15 million.

**Discussion:** None.

**Action Taken:** Agency Board adopted **Minute Order No. M2M10-504** as follows:

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

1. Approves that certain AGREEMENT AND FIRST AMENDMENT REGARDING LEASE (the "Amendment"), by and between the ALHAMBRA REDEVELOPMENT AGENCY (the "Landlord") and TOYS "R" US, INC., (the "Tenant"), a copy of which Amendment is on file in the office of the City Clerk as **Contract No. ARAC95-12** and by this reference incorporated herein and made a part hereof as though fully set forth herein; and,
2. Authorizes the Agency's Executive Director to execute the Agreement and First Amendment Regarding Lease substantially in conformance with the Agreement

and First Amendment Regarding Lease (dated April 12, 2010) presented to the Agency Board and to execute appropriate documents needed to effectuate the Agreement and First Amendment Regarding Lease; and,

3. Authorizes the Executive Director to execute the Commission Agreement between the Alhambra Redevelopment Agency and Studley, Inc., a copy of which Agreement is on file in the office of the City Clerk as **Contract No. ARAC95-12** and by this reference incorporated herein and made a part hereof as though fully set forth herein.

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

## 7. MINUTES

**Discussion:** None

**Action Taken:** Agency Board and/or the City Council reviewed and approved as submitted the Minutes of the February 22, 2010 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the March 8, 2010 Joint Regular Meeting of the Alhambra Redevelopment Agency and the Alhambra City Council and the Regular Meeting of the Alhambra City Council.

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

## 8. ACCOUNTS PAYABLE – F2M10-500

**Discussion:** None

**Action Taken:** Approved as submitted the Accounts Payable for the period ending March 15, 2010, Check Nos. 10958-10979, in the total amount of \$257,811.57 and for the period ending April, 1 2010, Check Nos. 10980-11011, in the total amount of \$380,636.49.

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

**ORAL COMMUNICATIONS:** None

**AGENCY RECESS:** At 7:00 p.m., there being no further business for the Agency Board to transact and with the unanimous consent of the Board, Agency Chairman **MESSINA** recessed the Agency Board meeting until after the 7:00 p.m. Alhambra City Council meeting. Because this evening's Agency Board meeting ran late, the Closed Session portion of this evening's meeting was delayed until after the City Council meeting.

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

City Attorney/Agency Counsel **MONTES** identified those items listed on this evening's agenda which would be discussed in Closed Session *after* the 7:00 City Council portion of evening's meeting had been completed as follows:

***Conference with Real Property Negotiator (Govt. Code Section 54956.8):*** None.

***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): 1 matter. Initiation of litigation pursuant to Govt. Code Section 54956.9(c): 1 matter.

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

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

**RECESS:** At 7:00 p.m., ARA Chairman **MESSINA** declared a brief five minute recess before the opening of this evening's City Council meeting.

**MINUTES  
Regular Meeting  
ALHAMBRA CITY COUNCIL  
April 12, 2010  
7:00 p.m.**

**RECONVENE & ROLL CALL:** At 7:10 p.m., on Monday, April 12, 2010, the Alhambra City Council met in the Council Chambers of the Alhambra City Hall.

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

**Officials Present:** City Manager/ARA Executive Director Fuentes, Assistant City Manager/Personnel Director Bacio, City Attorney Montes, City Clerk Myles, Deputy City Manager/Administrative Services Director Schultz, Director of Public Works Chavez, Chief of Police Hudson, Fire Chief Stedman, Interim Director of Finance Wong, Interim Director of Development Services Funk, Deputy City Manager/Director of Utilities Swink, Library Director Hernandez, Director of Community Services Jarvis, Assistant to the City Manager Hayashi, Assistant to the City Manager Keating, Code Enforcement Manager Bisogno, Sergeant-at-Arms Castillo

**FLAG SALUTE:** Led by Vice Mayor Yamauchi

**RESOLUTIONS & ORDINANCES BY TITLE ONLY**

On motion of Dr. PLACIDO, seconded by Mr. AYALA, and carried unanimously (MESSINA, PLACIDO, AYALA, YAMAUCHI, [SHAM, absent]) the City Attorney was instructed to read by title only all resolutions appearing in these minutes which are required by law to be read in their entirety.

**CEREMONIALS**

**1. CERTIFICATES OF SERVICE – F2M10-33, F2M10-3**

The City Council, on behalf of the citizens of Alhambra, wished to recognize the following Board and Commission members for their dedicated service to the City of Alhambra:

**RICKY CHOI**  
**Alhambra Parks & Recreation Commission**

**RENE NAVA**  
**Alhambra Transportation Commission**

**STEPHEN PERRY**  
**Alhambra Civil Service Commission/Board of Appeals**

**ERIC SUNADA**  
**Alhambra Planning Commission**

**MARK TRAN**  
**Alhambra Parks & Recreation Commission**

**Vice Mayor YAMAUCHI presented the CERTIFICATES OF SERVICE.**

**2. PROCLAMATIONS – F2M10-3**

- A. Ratified the action of **Mayor SHAM** in proclaiming **April, 2010, and April 21, 2010** as **SEXUAL ASSAULT AWARENESS MONTH** and **DENIM DAY** in Alhambra. The proclamation was mailed to the *Peace Over Violence* Project.
- B. Ratified action of **Mayor SHAM** in proclaiming **April 11-17, 2010** as **SAFETY SEAT CHECK UP WEEK** in Alhambra. The proclamation was mailed to SafetyBeltSafe U.S.A.

**CONSENT AGENDA (Item Nos. 3 – 10)**

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

**3. ALLOCATION PLAN FOR FY 2007-08 PROP 1B FUNDS FOR A STREET IMPROVEMENT PROJECT – F2M8-60, R2M10-15**

Staff requested Council approval of a plan to allocate \$1,330,359 in the second allotment of Proposition 1B funds to be received by the City for a project to rehabilitate Main Street from the east City limits to the intersection of Raymond Avenue and Palm Avenue.

**Discussion:** In response to Dr. **PLACIDO's** question regarding City plans for Prop 1B Funds, Director of Public Works **CHAVEZ** reported in FY 2007-08 the City received its first Prop 1B allocation, \$4.1 million, and had done many of the residential streets in the Alhambra Hills tract. The City will be doing work on Commonwealth Avenue with the funds and also Hellman Avenue. The second allocation, \$1.3 million, was now available and with approval of the allocation plan this evening the City would use that money to rehabilitate and pave Main Street from the east City limits to Raymond and Palm Avenues.

**Action Taken:** Adopted **Resolution No. R2M10-15** entitled: *A Resolution of the Alhambra City Council approving a project and requesting and accepting Proposition 1B funding from the State of California Department of Finance to be used on eligible transportation projects within the City of Alhambra.*

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

**4. 11-2-10 GENERAL MUNICIPAL ELECTION: CONSOLIDATION WITH THE STATEWIDE GENERAL ELECTION TO BE HELD THE SAME DATE IN LOS ANGELES COUNTY - F2M10-25, R2M10-12**

Staff requested that the City Council request the Los Angeles County Board of

Supervisors to order the consolidation of the November 2, 2008 Alhambra General Municipal Election with that of the Statewide General Election to be held that same date in Los Angeles County and provide certain services in connection therewith.

**Discussion:** None

**Action Taken:** Adopted **Resolution No. R2M10-12** entitled: *A Resolution of the Alhambra City Council requesting the Board of Supervisors of the County of Los Angeles to order the consolidation of an Alhambra General Municipal Election to be held on November 2, 2010 with the Statewide General Election to be held in Los Angeles County the same day, to authorize the Board of Supervisors of the County of Los Angeles to canvass the returns of said General Municipal Election and to request that the Registrar of Voters of said County be permitted to render specified services to the City of Alhambra relating to the conduct of said General Municipal Election.*

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

**5. AUTHORIZATION TO ACCEPT SAFE ROUTES TO SCHOOL FUNDS – F2M10-37, R2M10-16**

The City of Alhambra had been notified that one project for the intersection of Alhambra Road and Second Street and Commonwealth Avenue at Curtis Avenue submitted under the *Safe Routes to School* program had been approved in the amount of \$264,268. In order to utilize these transportation funds, the contract documents require the City Council to adopt a resolution designating an official to execute agreements and supporting documents. Consequently, staff was requesting City Council authorization for City Manager Julio Fuentes to be the City official authorized to execute agreements and supporting documents for the Safe Routes to School Transportation Funded project.

**Discussion:** Director of Public Works **CHAVEZ** reported the City had applied for and received *Safe Routes to School* funds to improve crosswalk intersections at Alhambra Road and Second Street and at Commonwealth and Curtis Avenues. Currently, both intersections were used by large numbers school children going to Garfield Elementary School and Northrup Elementary School. Presently the Police Department employed crossing guards there. By accepting the *Safe Routes* funds the City would be installing a crosswalk that will light and flash in the street when a pedestrian presses the crosswalk button. The flashing lights would be visible after dark and would also help the crossing guards in their efforts to safely walk children across. Councilmember **MESSINA** spoke of a recent experience she had had with the new crosswalk technology in another community. She thought it was really amazing.

Responding to Councilmember **AYALA** request for staff comment on recent pedestrian incidents in Main Street and Atlantic Boulevard areas, Chief of Police **HUDSON** discussed the City's pedestrian decoy operation undertaken by the Police Department the previous week. Historically, Alhambra has had a difficult time with pedestrians

crossing the street. The number of pedestrian incidents had been significantly higher than for surrounding cities. In 2003-2004 the City applied to the Office of Traffic Safety to obtain a grant for a new motorcycle and required the Department to undertake decoy operations. Such operations entail a decoy officer dressed as a civilian who walks across the street. Vehicles that do not yield the right-of-way to pedestrians are issued citations.

Chief **HUDSON** met monthly with his managers to evaluate every traffic collision in the City to look for groupings: where collisions took place, their primary cause, how many were pedestrian related. Of the 1,344 traffic collisions between April 1, 2009 and April 1, 2010, fifty were pedestrian related, a number of which were fatality collisions. The Police Department took traffic safety seriously, so the decoy operation was very successful in educating people on the need to yield the right-of-way to pedestrians in crosswalks. In addition to marking City crosswalks with cones, the Police Department also videotaped every single violation, so that the courts, when reviewing these citations, could be assured officers were not stepping in front of cars to provoke an incident. It was very clear to the Court, when viewing the video evidence of these operations, that violations had taken place.

**Action Taken:** Adopted **Resolution No. R2M10-16** entitled: *A Resolution of the Alhambra City Council authorizing the City Manager to act on behalf of the City of Alhambra with respect to the Safe Routes to School Transportation Funds administered through the California Department of Transportation and Los Angeles County Metropolitan Transportation Authority (MTA)*

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

**6. NOTICE OF COMPLETION: CDBG-R ADA RAMP PROJECT AT THE JOSLYN CENTER – F2M9-83, C2M9-56, M2M10-30**

Staff requested that the City Council accept the work of JDC, Inc. for the completion of the CDBG-R ADA Ramp Project at the Joslyn Center. The completed contract amount was \$71,173. The work had been inspected by staff and all work had been completed in accordance with the City requirements and contract specifications. It was appropriate to file a Notice of Completion with the Los Angeles County Recorder's Office.

**Discussion:** None

**Action Taken:** Accepted as complete the contract with JDC, Inc. for the CDBG-R ADA Ramp Project at the Joslyn Center (**C2M9-56**) in the amount of \$71,173 and directed staff to undertake the steps necessary to finalize Council's action. (**M2M10-30**)

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

Absent: SHAM

**7. RFP: HOMELESSNESS PREVENTION & RAPID RE-HOUSING PROGRAM: F2M9-69, RFP2M10-2**

Staff requested City Council authorization to solicit proposals for the Homelessness Prevention and Rapid Re-Housing Program (HPRP) sub-recipient services under the Los Angeles Homeless Services Authority (LAHSA). The County of Los Angeles had encountered challenges in initiating and administering the HPRP program and subsequently, the number of Alhambra residents enrolled in the program was lower than the targets the City established with HUD. The best way to serve Alhambra residents and ensure the City met its performance targets was to solicit the services of a local non-profit agency to take over the County's role through a request for proposals process.

**Discussion:** None

**Action Taken:** Authorized staff to distribute **Request for Proposals No. RFP2M10-2** for Homelessness Prevention and Rapid Re-Housing Program sub-recipient services under the Los Angeles Homeless Services Authority (LAHSA).

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

**8. NIB: 2010 U.S.D.A. SUMMER LUNCH PROGRAM – F2M6-60, N2M10-46**

Staff requested City Council approval of the City's participation in the Summer Food Service Program for 2010 by authorizing the advertising of a Notice Inviting Bids to secure a vendor to provide prepared lunches and snacks for the Program. Lunches and snacks will be served to children (ages 1-18) at Alhambra Park, Almansor Park, Granada Park, and Story Park, Monday through Friday, beginning June 21 through August 27, 2009, between the hours of 11:00 a.m. – 2:00 p.m. (lunches) and 3 p.m. – 4 p.m. (snacks), depending on the location.

**Discussion:** Dr. **PLACIDO** noted the School District received funds for lunch programs for children who came to school hungry during the school year, and asked how the City is involved during the summer months? Director of Community Services **JARVIS** reported that the City participated in a program that was federally funded, the Summer Lunch Program, an off-shoot of the national school lunch program. Because the School District had 50% or more children who qualified for reduced or free lunches within the School District, the City was able to provide lunches and snacks throughout the summer at the City's four major parks. To provide continuation, the program started the day after school ended and was open to any child up to the age of 18 years of age. It was free and no questions were asked. The program was completely reimbursed per lunch and per snack. Generally, all of expenses and food were covered by the

reimbursement rate. Last summer the City served 70,000 lunches and snacks; the previous summer 66,000.

**Action Taken:** Authorized the City Clerk to advertise **Notice Inviting Bids No. N2M10-46** to prospective vendors to provide the 2010 Summer Food Service Program.

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

## 9. PERSONNEL ACTIONS – F2M10-2

**Discussion:** None

**Action Taken:** Ratified the actions of the City Manager set forth in that certain Personnel Actions document dated April 12, 2010 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

## 10. DEMANDS - F2M10-1

**Discussion:** None

**Action Taken:** Approved as submitted Final Check List (115708 thru 115757) in the amount of \$207,805.59 for the period ending March 4, 2010; Final Check List (115758 thru 115913) in the amount of \$349,183.06 for the period ending March 5, 2010; Final Check List (115914 thru 116014) in the amount of \$299,125.90 for the period ending March 11, 2010, Schedule of Wire Transfers in the amount of \$1,622,172.86 and Schedule of Wire Transfers in the amount of 1,961,780.31 for the week ending March 11, 2010; and, Final Check List (116015 thru 116102) in the amount of \$232,103.38 for the period ending March 12, 2010.

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

## OLD BUSINESS

### 11. DISCUSSION OF OVERNIGHT PARKING PROGRAM/PERMITS – F2M7-94

At the March 22, 2010 City Council Meeting, Councilmember Messina requested that the issue of overnight parking be placed on the next City Council agenda for discussion. The Chief of Police gave a presentation to the Council regarding the City's overnight parking permit program.

Chief of Police **HUDSON** presentation entitled "Overview of Parking Permit Process," is on file in the City Clerk's Office. He stated there were two options for parking on the streets on Alhambra. The first option was an annual permit from the City's Finance Department, the second, purchasing of an overnight temporary permit good for one to ten nights. The annual fee was \$60 for the annual overnight permit, with the permit issued from the Finance Department. There was one permit issued per vehicle and proof of residency was required. In 2009 the City issued 12,900 permits with annual revenue of \$692,000. Staff anticipated the temporary overnight parking permit program would get significantly more people signing up for annual permits but it did not happen that way. People are used to temporary permits and use them frequently, the way they do at colleges.

Continuing, Chief **HUDSON** noted the temporary overnight permits cost \$3 per night and could be purchased in the Police Department lobby. The purchaser was required to write either the license plate number or Vehicle Identification Number (VIN) on the permit. Formerly the Police Department had an employee devoted to this particular task, costing \$26,000 yearly to handle the 59 permits per day that were issued in person or over the telephone. In 2005 the City approved installation of a parking kiosk. Staff had conservatively projected its use would bring in approximately \$43,000. Last year the Department issued \$263,000 in parking permits. In 2008 staff made the recommendation to require a vehicle license plate or VIN number on the permits. Chief Hudson showed several samples of fraudulent parking permits and remarked on possible ways such parking permit fraud could be accomplished. Requiring the license or VIN number took away the ability for those who would intentionally choose to violate the law to do so. The parking permit kiosk had six signs requesting the license plate number/VIN in order to obtain a permit. That signage was both above and beside the machine in English, Spanish and Chinese and in red on the machine itself. People were given three notifications before they purchased their permits as well as a notification on the permit itself.

Chief **HUDSON** noted the current process had been in place for five years. In the future people may be able to purchase their overnight parking permits on the City's website. The setup fee was roughly \$2,400 for software changes. A small transaction fee ranging from 10 to 50 cents would be added. The higher the volume the lower the individual permit costs. There was a suggestion to put a key pad into the machine in the lobby allowing residents to key in license plates. That was a \$5,000 upgrade. The concept was good, but Chief Hudson questioned whether people would be able to walk in and remember their license number to key it in. Another step to the permit process would have the permit customer agreeing to a statement that they had read and understood they were putting their license plate/VIN on the permit before their permit would actually print out. Then any suggestion a person had not been properly notified of this requirement would be tough to deny. The Police Department was in the early stages of looking at this, the cost of \$1,500 was minimal.

**Citizen Input:** Lola **ARMENDARIZ**, asked what more could the City do to notify temporary parking permit customers of the license plate/VIN number requirement? She suggested a line be added to the application indicating the license plate/VIN number must be provided and that failure to do this would result in a monetary penalty. Ms. Armendariz suggested the City consider a separate listing in the telephone book for the Police Department regarding parking permits. She also suggested a tie-in on the permit once issued that required the address for which they were requesting the permit. Regarding the annual permit, she remarked that people were using their garages for purposes other than parking. In the past, the City had a person to go out to properties to see if there was sufficient on-site parking. If there was, applications were denied. The object then was to get cars off the street.

**Discussion:** Councilmember **MESSINA**, in response to Ms. Armendariz' comment, stated it was one of the responsibilities of elected officials to listen to their constituents. She received many calls, not complaints, from her constituents which was why the Council was clarifying this issue. She was interested and surprised to find out there was fraudulent passing around of permits. That was the reason behind noting the license plate/VIN number on the permits and why it was one of the City's laws. Chief Hudson made clear it was properly posted for everyone to see and also to realize that there were consequences for breaking the law. You will get a ticket. Mrs. Messina felt comfortable with the procedure and noted she was the Councilmember who had requested this second review.

Councilmember **AYALA** noted that he had received over fifteen calls and e-mails regarding this issue. People were upset. He put the temporary parking permit kiosk to a test himself and found it took three or four minutes for him to recognize the license plate/VIN number requirement sign, even though it was in front of him. Having a sign in pink neon might not be a bad idea if that was what it took. He felt the possibility of purchasing a permit on the web was a great idea, because of the time it would save citizens who would then not have to come to the Police Department. He also supported the idea of residents punching in their VIN number to get their parking permits.

Chief **HUDSON** reiterated his concern that citizens with multiple vehicles might not know all their license plate/VIN numbers. Citizens would have to acknowledge the license plate/VIN requirement to get the permit. There had been some discussion regarding electronic moving signs, but the Chief Hudson was not sure that could be done in three languages. Staff would move forward within the scope of the Department's ability to spend our own budgeted funds, and he would work with the City Manager in terms of the specifics.

#### **ORAL COMMUNICATIONS – F2M10-4**

1. **Marissa CASTRO-SALVATI**, Region Manager, Southern California Edison Local Public Affairs, 1000 East Potrero Grande, Monterey Park, distributed to Council an overview of Edison services entitled, "Southern California Edison 2010 State of the Utility," on file in the City Clerk's Office. Ms. Castro-Salvati spoke to items of benefit to the City of Alhambra. Edison programs of interest to citizens and businesses would be CARE

(California Alternate Rates for Energy), that provided a discount of 20% or more on monthly electric bills, Energy Management Assistance, where Edison customers could receive free appliances and benefit from energy saving services,. Energy efficiency incentives and rebates, available on the purchase of qualifying energy efficient equipment and lighting fixtures, payment arrangements for customers having difficulty paying their Edison bill, and the Level Pay Plan (LPP), a billing option that allows customers to pay a set amount each month for 11 months. She also discussed Edison's Plug-in Electric Vehicles (PEV) project, the Tehachapi Renewable Transmission Project providing up to 4,500 Megawatts of wind-generated power to be brought into the Region, and Edison corporate charitable efforts in Alhambra where employees volunteered 1000 hours and donated \$10,841. Finally, Ms. Castro-Salvati addressed Edison's involvement in Rule 20A projects in Alhambra, specifically the completion of the Chapel Project and the proposed Mission Project.

Councilmember **PLACIDO** complimented Ms. Castro-Salvati, both for her service as representative for Southern California Edison, and for her service to the City of Alhambra as President of the Alhambra Chamber of Commerce and member of the City's new Environmental Committee. Ms. Castro-Salvati did a lot of good things in Alhambra, personally, and on behalf of Edison. Dr. Placido about the security of Edison's *Smart Connect*, asked if people could hack into the system to determine whether appliances were on or off or if someone were home. Ms. Castro-Salvati noted the *Smart Connect* Department at Edison specifically handled such concerns. She would check with them and respond to Dr. Placido's question at the next Council meeting or send him a response.

2. **Joan CHUN**, 309 South Almansor, #A, spoke regarding her experience with a vehicle violation for excessive smoke she had recently received. She did not think her ticket was fair, and was upset by the way she was treated by the police officer issuing the ticket.
3. **Lola ARMENDARIZ** spoke regarding the planting of a different species of trees on Auto Row along Main Street. She asked if the City was planning on removing trees and replacing them with flowering trees. She also requested more lighting in front of City Hall because some citizens had to walk quite a distance in the dark to get to their cars. Ms. Armendariz again requested the City consider park rangers for City parks so as not to pull uniformed officers or Code Enforcement officers away from other duties. Lastly, she suggested the Council announce the date to which the Council was adjourning their meetings, as sometimes the City Council had budget meetings and workshops that the public might not know about.

In response to Ms. Armendariz's question regarding the species of trees along Main Street's Auto Row, Director of Public Works **CHAVEZ** stated she was not aware that the City had made a change in species. She would check with the arborist to find out the recent trees planted along Auto Row, if the City did make a change and why. In the City's Tree Master Plan there was a primary tree and a secondary tree, in case there was an issue with the original species. In answer to Vice Mayor **YAMAUCHI's** question, were the trees flowering because it was spring, Ms. Chavez noted that was possible. She would have to look into the species of the tree.

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

Mr. **AYALA** commended the Fire Department for its leadership. Alhambra was one of six cities in the region to provide top-of-the-line training facilities for its employees. Not only does our Fire Department train for fires but also search and rescue in the event of a natural disaster. Mr. Ayala noted the City and its citizens were grateful to have such a well trained fire department. Mr. Ayala also encouraged citizens to pick up a copy of *Around Alhambra* as there were a number of City issues not covered during Council meetings, as well as many programs and municipal services provided by the City.

In response to Mrs. **MESSINA's** inquiry as to why Alhambra was not listed in a newsletter of the League of California Cities among those California cities issuing resolutions of support to protect the funds of California cities from the California legislature, City Manager **FUENTES** stated the City had not yet done a resolution, but still had time because the signatures were still being collected. They were close to 900,000 and aiming for one million signatures. Staff could bring back a resolution at the April 26, 2010 Council meeting, if Council wished to adopt a resolution of support. He noted City staff had been working on their own time as volunteers to collect signatures.

With respect to the City's fire training facility, Dr. **PLACIDO** echoed Mr. Ayala's sentiments. Both Fire Chief Stedman and former Fire Chief Kemp had done a wonderful job providing the City and its fire fighters, as well as surrounding communities and the region with an excellent fire training facility that will save lives in the future. Dr. Placido announced that the American Red Cross was now temporarily located in Alhambra and offering a class for babysitters on what to do in an emergency. It was an eight-hour class, between \$40 and \$60, and included CPR training as well as emergency planning. The Red Cross covered scenarios that would prepare a teenager, a major source of babysitters, with things they would need to know, such as emergency numbers or how to get children out of the house when something happens. And it would be money well invested for families trusting their most precious possessions, their children, to someone who would then be better prepared for many contingencies after taking this course. Councilmember Placido also announced the City Gateway Plaza dedication later this month, on April 28, 2010. It was a nice addition to the City and Dr. Placido congratulated staff for all their efforts in bringing it to completion. The Arch was funded with grant, rather than General Fund monies. Lastly, he requested the City Council dedicate this evening's meeting in memory of Betty **LEIBERG**. Mrs. Leiberg was a wonderful person whose family owned the Leiberg department store in Alhambra. They had continued over many years to be active in Alhambra in many different ways. Her passing was a loss to the City and to her family. Dr. Placido extended the City's greatest respect and prayers.

Vice Mayor **YAMAUCHI** announced the City would be repairing many City streets in the next three months. As far as street closures were concerned, citizens should contact the City Department of Public Works for a street closure schedule. Taxes were due April 15<sup>th</sup>. Mr. Yamauchi cautioned citizens to pay on time and not to get stuck with penalties. June 11, 2010 was Alhambra Dodger Night and Mr. Yamauchi was referring callers to Library Director **HERNANDEZ**. However, tickets were on sale at both the Alhambra Civic Center Library and Alhambra Chamber of Commerce. This year's game featured a cross-town rivalry, the Dodgers and the Angels. Lastly, he urged residents to complete and send in their Census forms. It meant a lot to cities as it helped determine the amount of money they would get in the future.

**RECONVENE:** At 8:20 p.m., **Vice Mayor YAMAUCHI** reconvened the ARA Board meeting with all members, except Councilmember Sham, to continue the Closed Session portion of this evening's agenda postponed until after the 7:00 p.m. City Council meeting had been completed. City Attorney/Agency Counsel **MONTES** identified those items under discussion in Closed Session as *Conference with Legal Counsel – Anticipated Litigation*: (b) one item, and (c) one item.

**ADJOURNMENT:** At 10:00 p.m., there being no business for either the City Council or the Redevelopment Agency Board to transact, with the unanimous consent of the City Council and Agency Board, the Mayor and ARA Chairman adjourned their respective meetings

**In honor and memory  
of  
BETTY LIEBERG**

to 5:30 p.m., on Monday, April 26, 2010, in the City Hall Council Chambers, 111 South First Street, Alhambra, California, for the purpose of meeting jointly.

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