

**MINUTES**  
**Joint Regular Meeting**  
**ALHAMBRA CITY COUNCIL**  
**ALHAMBRA REDEVELOPMENT AGENCY**  
**April 26, 2010**  
**5:30 p.m.**

**ROLL CALL:** At 5:34 p.m., on Monday, April 26, 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: SHAM, YAMAUCHI, PLACIDO, MESSINA**  
**ABSENT: AYALA**

**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, 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. SHAM, seconded by Dr. PLACIDO, and carried unanimously (SHAM YAMAUCHI, PLACIDO, MESSINA, [AYALA, 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.

**PRESENTATION**

**1. DEVELOPMENT OF A MIXED USE PROJECT LOCATED AT 410 W. MAIN STREET - F2M10-507**

**Bill MCREYNOLDS**, Vice President of Development for City Ventures, made a power-point presentation to the Agency Board/Council regarding the development of a mixed use project located at 410 West Main Street on the south side of Main Street between Fourth and Fifth Streets (the "Project"). A copy of the presentation is on file in the City Clerk's Office. He presented a review of the conceptual design, landscape plan and elevations along with a schedule of performance with anticipated target dates for the proposed project. Completion of construction was planned for December 14, 2011.

He explained element of the conceptual design included 26 Townhomes, 6 Shopkeeper Units, 4 Live/Work Lofts, 52 Flats, a retail area of 8,340 square feet and 199 parking spaces. City Ventures next steps would be to have the design team complete work on the schematic design for submittal to the City for review. He hoped City Ventures would complete entitlements by Labor Day.

**Citizen Input:** **Eric SUNADA**, 805 East Pine Street, asked about the status of the Specific Plan as it related to the proposed Project and how the density per acre in the Project's Specific Plan would compare to the City's ordinances. He also wondered if any units would be set aside for affordable housing and what the total acreage would be for the project. Responding, Director of Development Services **FUNK** noted that the Project's Specific Plan was in draft form and that the density would be below what City ordinances currently permitted. Mr. **MCREYNOLDS** added that the total number of acres for the project was 2.05. With respect to affordable housing units, City Manager **FUENTES** explained that the Project was a market rate deal. Mr. **SUNADA** thought that the City should try to provide affordable housing units as it was an issue throughout Southern California. City Manager **FUENTES** noted that while the City had not made a determination on whether affordable housing units would be provided, there were one or two other projects on the horizon where the City was looking at making affordable housing units available.

**Discussion:** Chairman **MESSINA**, noting how the Downtown area was in need of good retail tenants, expressed concern that mixed use projects sometimes have difficulty finding the appropriate commercial tenants and asked Mr. McReynolds if City Ventures had any potential tenants in mind for the Project. Mr. **MCREYNOLDS** stated that City Ventures has always viewed the Project as a mixed use site and would love to work with the City to secure the proper retail tenants. The Disposition and Development Agreement (DDA) in place provides a list of ideal tenant types and he believed City Ventures could work within that to bring in proper credit commercial tenants such as a California Pizza Kitchen Restaurant. Mayor **SHAM** commented that between the City Ventures Project and the mixed use project at Third and Main Streets, the residents that will be living in such close proximity to commercial space would be incentive for better retailers to come into the City.

Mr. **YAMAUCHI** asked whether City Ventures had built projects in Southern California before. Responding, Mr. **MCREYNOLDS** explained that they had delivered homes in Poway and Carlsbad and currently had a DDA with the cities of Santa Barbara and Santa Ana. Dr. **PLACIDO** asked if one could own a shopkeeper unit without owning the residential living space adjacent to the shop. He also wished for clarification on how the live-work units functioned. Mr. **MCREYNOLDS**, explained that the shopkeeper units were one unit and a person must own both the residential and retail space. With respect to the live-work units, they were loft-style, came equipped with an ADA handicapped bathroom in the workspace on the bottom floor and had a stairway providing direct access to the residential/living space above.

Dr. **PLACIDO** then asked if the 199 parking spaces available were for the total project and whether the residential parking was separated from the retail parking. He also wondered whether it would be possible to secure the entrances to the passageway at the south end of the property between Fourth and Fifth Streets to prevent the area being used as a cut-through. He noted that if it were left open it may create disturbances for the residents in the townhomes. Mr. **MCREYNOLDS** indicated that the 199 spaces were

for the entire 2.05 acre site and residential parking was gated with controlled access. He stated that City Ventures was open to considering the possibility of installing gates, but that the passageway was not designed to be gated for traffic calming purposes. He also noted that gates may create an issue with the Fire Department. Finally, Dr. **PLACIDO** wondered whether outdoor dining would be accommodated on the sidewalk along Main Street without infringing on pedestrian traffic and how City Ventures proposed to maintain a clean visual aesthetic for the balconies facing Main Street. Mr. **MCREYNOLDS** explained that the Project was envisioned with outdoor dining in mind and that it would not encroach upon the sidewalk. With respect to keeping the balconies facing Main Street uncluttered, enforcement would be ensured through covenants, conditions and restrictions (CC&Rs) on the units and a strong Home Owners Association.

Mayor **SHAM** asked if it would be possible to expand the underground parking to accommodate the shopkeepers but also allow the shopkeeper unit parking spaces to be used for additional retail parking. He noted that additional retail parking would help businesses succeed and therefore draw in more businesses. This will contribute to the overall success of the Project. Responding, Mr. **MCREYNOLDS** noted that the City had a rather stringent parking standard in terms of the size of parking stalls, but a move more towards the industry standards would allow for additional subterranean parking. Chairman **MESSINA** stated that she liked the concept of the live-work units as they were ideal for professionals such as accountants that required only a small office. She asked if City Ventures has built live-work units elsewhere to which Mr. **MCREYNOLDS** answered that they were currently building sixteen of these units in downtown Santa Ana.

**Action Taken:** City Council received and ordered filed the informational report presented.

## **PUBLIC HEARING**

### **2. COMMUNITY DEVELOPMENT BLOCK GRANT (CBDG) AND HOME FUNDS 2010-2014 CONSOLIDATED PLAN, 2010-2011 ANNUAL ACTION PLAN & AMENDMENT TO THE 2003-2004 ANNUAL ACTION PLAN - F2M10-39, F2M3-48, N2M10-38, M2M10-36**

This was the time and place set by **Notice No. N2M10-38** for the City Council to hold a public hearing on the City of Alhambra Community Development Block Grant (CDBG) and HOME funding for the City of Alhambra's proposed 2010-2014 Consolidated Plan, 2010-2011 Annual Action Plan, and an Amendment to the 2003-2004 Annual Action Plan with regard to the property at 534 Howard Street changing the project from the Activity of Special Economic Development 570.208(a)(4)(i) to the Activity of Low/Mod Housing 570.208 (a)(3)(i)(A), to receive comment pursuant to and in compliance with the Federal Department of Housing and Urban Development (HUD) presubmission requirements as outlined in Section 24 Part 91 of the Code of Federal Regulations.

On March 26, 2010, the City of Alhambra made available its draft 2010-14 Consolidated Plan and 2010-2011 Annual Action Plan which includes the Amendment to the 2003-2004 Annual Action Plan for 30-day public review and comment. The document was available for review during normal business hours until April 26, 2010, at 111 S. First St.,

Alhambra, CA 91801 (City Hall), 101 S. First St., Alhambra, CA 91801 (Library) or on the City's website at [www.cityofalhambra.org](http://www.cityofalhambra.org). Assistant to the City Manager **KEATING** further reported that for fiscal year 2010-2011 the City received a slight increase of \$110,000 in CDBG funds and a slight \$8,300 decrease in HOME funds. Overall, the City fared well and was happy with our allocations. She also introduced Veronica Tam, the City's CDBG consultant, who was also available to answer any questions that the Council may have.

**Proposed Work Program (CDBG)**

Section 108	\$411,406
CDBG Administration	294,518
Fair Housing Services	25,000
Exterior Grants	100,000
Code Enforcement	310,000
Case Management	159,965
Youth Counseling	65,000
Economic Development	133,875

**Proposed Work Program (HOME)**

HOME Administration	\$ 86,070
CHDO	499,629
Home Buyers Program	75,000
Housing Rehab	200,000

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

**Eric SUNADA**, 805 East Pine Street, asked how many of the projects in the proposed work program funded with the Section 108 will be used towards the affordable housing issue. Veronica **TAM** explained that Section 108 loan funding was to be used primarily for economic development and jobs creation for low to moderate income persons, not affordable housing. The City uses HOME funds as the main funding source for affordable housing as it is a dedicated funding source for only affordable housing. Federal regulations required that economic development be the focus of Section 108 loans. Mr. **SUNADA** wished that more of the CDBG money in this budget would be used for affordable housing as opposed to economic development. Chairman **MESSINA** noted that \$860,699 was currently budgeted for the HOME Program.

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

**Action Taken:** Approved the 2010-2014 Consolidated Plan, 2010-2011 Annual Action Plan, Amendment to the 2003-2004 Annual Action Plan with regard to the property at 534 Howard Street changing the project from the Activity of Special Economic Development 570.208(a)(4)(i) to the Activity of Low/Mod Housing 570.208 (a)(3)(i)(A); authorize staff to submit these plans to HUD; and, directed staff to undertake the steps necessary to finalize Agency Board/City Council's action. **(M2M10-36)**

**Vote:** Moved: YAMAUCHI                      Seconded: PLACIDO  
 Ayes: SHAM, YAMAUCHI, PLACIDO, MESSINA

Noes: NONE  
Absent: AYALA

**AGENCY/COUNCIL CONSENT AGENDA (Item Nos. 3 - 4)**

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.

**3. MINUTES**

**Discussion:** None

**Action Taken:** Agency Board and/or the City Council reviewed and approved as submitted the Minutes of the March 22, 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: SHAM                      Seconded: YAMAUCHI  
Ayes: SHAM, YAMAUCHI, PLACIDO, MESSINA  
Noes: NONE  
Absent: AYALA

**4. ACCOUNTS PAYABLE – F2M10-500**

**Discussion:** None

**Action Taken:** Approved as submitted the Accounts Payable for the period ending April 15, 2010, Check Nos. 11012-11037, in the total amount of \$223,909.60.

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

**ORAL COMMUNICATIONS – F2M10-4**

**Glen GIGSTEAD**, 580 West Main Street, commented the strong competing interests between commercial and residential uses in mixed use developments. If planning is not properly done for the commercial businesses, it can have a significant impact on the residents. He also wished to inform the Council of his concerns regarding the noise impacts of mixed use development on Main Street. He explained that at his current residence, he can hear music and noise from the establishments until 2:00 a.m. and it interferes with his ability to sleep soundly through the night. Several establishments in the Downtown have outdoor patios which are not enclosed and this contributes to noise escaping. He hoped that the Council would take into account the issues that he has been having with ambient noise late in the evening when approving further mixed use projects in the Downtown.

**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 as follows:

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

- a) Property: 2500 West Commonwealth Avenue, Negotiating parties: GE Property Development, 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: 1 East Main Street, Negotiating parties: Hillcrest Development, 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: 626 West Main Street, Negotiating parties: Edwards Theaters Circuit Inc., 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: 2121 West Main Street, Negotiating parties: Preferred Capital Partners, 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.
- e) Property: 115 West Main Street, Negotiating parties: Enrique Ramirez, 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.

***Conference with Legal Counsel--Existing Litigation (Govt. Code Section 54956.9(a):***

- 1) City of South Pasadena vs. Slater, District Court Case No. 98-CV-6996-DDP
- 2) Cor-Ray Painting Co. vs. City of Alhambra, LASC GC044506

***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):*** Richard Bacio, Personnel Director/Risk Manager, re Alhambra Police Association

whereupon at 6:30 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 Counsel/City Attorney.

**RECONVENE & ARA RECESS:** At 7:00 p.m., the Agency Board and City Council moved out of closed session with all members present, whereupon the ARA Chairman recessed the Agency's meeting until such time as the City Council had completed the public portion of its agenda.

**MINUTES**  
**Regular Meeting**  
**ALHAMBRA CITY COUNCIL**  
**April 26, 2010**  
**7:00 p.m.**

**ROLL CALL:** At 7:00 p.m., on Monday, April 26, 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: SHAM, YAMAUCHI, PLACIDO, MESSINA**  
**ABSENT: AYALA**

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

**FLAG SALUTE:** Led by Mayor Sham

**RESOLUTIONS & ORDINANCES BY TITLE ONLY**

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

**CEREMONIALS**

**1. CERTIFICATE OF SERVICE: STEVE KASPER – F2M10-33, F2M10-3**

The City Council, on behalf of the citizens of Alhambra, wished to recognize **STEVE KASPER** for his dedicated service to the City of Alhambra. Mr. Kasper was a member of the Alhambra **Planning Commission** for six years. **MAYOR SHAM** presented the Certificate of Service to Mr. Kasper.

**2. PROCLAMATIONS – F2M10-3**

- A. Ratified the action of **Mayor SHAM** in proclaiming the month of **April, 2010** as **DONATE LIFE MONTH** in Alhambra. **Mayor Sham** presented the proclamation to **Sabrina Ho**, Community Relations Specialist for **OneLegacy**, a donate life organization.
- B. Ratified the action of **Mayor SHAM** in proclaiming the month of **May, 2010**, as **OLDER AMERICANS' MONTH** in Alhambra. **Mayor SHAM** presented the proclamation to **Director of Community Services Jarvis**.

**PUBLIC HEARING**

**3. PUBLIC HEARING: URGENCY ORDINANCE EXTENDING MORATORIUM ON THE ESTABLISHMENT AND OPERATION OF NEW MASSAGE SERVICES & BUSINESSES – F2M8-71, O2M10-4559, N2M10-47**

This was the time and place set by **Notice No. N2M10-47** for the City Council to hold a public hearing to consider whether or not an urgency ordinance should be adopted pursuant to California Government Code Section 65858 further extending the moratorium on the granting of business licenses, land use entitlements, occupancy permits, or massage permits to any person subject to Chapter 9.44 of the Alhambra Municipal Code entitled *Massage Services and Massage Establishments* within the City of Alhambra on an interim basis up to and including September 7, 2010 pending the completion of studies by the City's Development Services Department regarding the adoption of an amendment to the City's Zoning Ordinance (AMC Title 23).

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

**Action Taken:** Directed the City Attorney to introduce and give first reading to **Ordinance No. O2M10-4559** entitled:

An Urgency Ordinance of the City Council of the City of Alhambra, California, enacted pursuant to California Government Code Sections 36934, 36937, and 65858, adopting a final extension of the moratorium on the granting of business licenses, land use entitlements, occupancy permits, or massage permits to any person subject to Chapter 9.44 of the Municipal Code, entitled "Massage Services and Massage Establishments"

after which the Council, by a 4/5<sup>th</sup>s vote, adopted the same whereupon it immediately took effect.

**Vote:** Moved: MESSINA      Seconded: YAMAUCHI  
Ayes: MESSINA, YAMAUCHI, PLACIDO, SHAM

Noes: NONE  
Absent: AYALA

## **PRESENTATION**

### **4. STRATEGIC PLAN UPDATE – F2M8-58**

On November 17, 2009, the City Council and Executive Staff met to review the current three-year goals (2008-2011) and six-month objectives to implement the City's strategic plan. Approximately every six months, the City Council and Executive Staff meet to update the objectives. During the strategic planning process, it was determined that the staff will review the progress of the goals and objectives and present to the City Council the status on a monthly basis.

**Citizen Input:** **Lillian ANAYA**, representing *Residents for a Better Alhambra*, asked that the City consider more subtle color choices when repainting façades in the Downtown and that the City limit the height of new buildings planned for the Downtown. With respect to potential redevelopment of the property located on the corner of Main Street and Atlantic Boulevard, she cautioned the Council about bringing in development that will cause more traffic in the area, as it currently experiences a high volume of traffic. Finally, she asked for explanation of the two-tiered hiring system and the sale of the Fremont Plaza.

Mayor **SHAM** noted that staff would work on the color coordination when repainting building façades and explained that the current West Main Corridor Master Plan already limits the height of new construction in the Downtown. He also explained that currently where the Edwards Atlantic Palace Movie Theater was located at southeast corner of Atlantic and Main which is a commercial use. Responding to Ms. Anaya's question regarding the two-tiered hiring system, City Manager **FUENTES** explained that in such a system, existing employees would maintain essentially the same salary and benefits package while newly hired employees would have a second tier as it relates to salary and benefits.

**Discussion:** Dr. **PLACIDO** commended staff for the completion of the Golf Course Restroom renovation project and the Gateway Plaza Project on Valley Boulevard and Fremont Avenue. He also thought that the painting project in the Downtown made it look great compared how it appeared before the repainting. Mrs. **MESSINA** announced that the *Alhambra Beautiful Award* had been re-established and the selection committee would be surveying neighborhoods throughout Alhambra during the month of June to select homes/yards for the award. She encouraged residents to spruce up their properties. She also mentioned that the City would soon meet with Home Depot to try to establish a partnership to help residents with home improvements including the replacement of chain link fences with picket fences.

**Action Taken:** City Council received and ordered filed the informational report presented this evening.

**CONSENT AGENDA (Item Nos. 5 – 12)**

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

**5. AWARD CONTRACT: ALHAMBRA ROAD RECONSTRUCTION PROJECT & SAFE ROUTES TO SCHOOL AT TWO LOCATIONS - F2M9-63, N2M9-89, C2M10-13, M2M10-32**

On March 8, 2010, the City Clerk received and opened nine bids ranging from \$1,344,770 (Gentry Brothers) to \$1,132,048.59 (E.C. Construction Co.) for the Alhambra Road Reconstruction Project from East City Limits to Huntington Drive and Safe Routes to School – Two Locations (N2M9-89). There was a calculation error in the low bid received by E.C. Construction Co. and after the bid items were reviewed by staff, the revised dollar amount is \$1,126,578.59. Staff requested that the City Council award a contract to E.C. Construction Co. in the amount of \$1,126,578.59. The Project is federally funded by American Recovery and Reinvestment Act and Safe Routes to School funds.

**Discussion:** None

**Action Taken:** Awarded a contract to E.C. Construction Co. in the amount of \$1,126,578.59 for the Alhambra Road Reconstruction Project from East City Limits to Huntington Drive and Safe Routes to School – Two Locations and directed staff to undertake the steps necessary to finalize Council's action. (**M2M10-32**)

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

**6. NOTICE OF COMPLETION: 2008 RESIDENTIAL STREET IMPROVEMENT PROJECT - F2M8-86, N2M8-139, C2M9-41, M2M10-33**

Staff requested that the City Council accept the work of Sequel Contractors, Inc. for the completion of the 2008 Residential Street Improvement Project. There was one change order issued in the amount of \$1,905. The completed contract amount is \$598,225. The work has been completed and has been inspected by staff. It is 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 Sequel Contractors, Inc. for the 2008 Residential Street Improvement Project (C2M9-41) in the amount of \$598,225 and direct staff to undertake the steps necessary to finalize Council's action. (**M2M10-33**)

**Vote:** Moved: YAMAUCHI Seconded: MESSINA

Ayes: MESSINA, YAMAUCHI, PLACIDO, SHAM  
Noes: NONE  
Absent: AYALA

**7. STREET DEDICATION: 736 SOUTH GARFIELD AVENUE - F2M10-8, M2M10-34, D2M10-1982**

As part of the approval for a project located at 736 South Garfield Avenue, a street dedication of 5 feet is required. The sketch and legal description is completed and it has been reviewed and approved by the City Engineer. Staff recommended that the Council accept the street dedication.

**Discussion:** None

**Action Taken:** Adopted **Minute Order No. M2M10-34** as follows:

RESOLVED by the Alhambra City Council as follows:

This Council hereby accepts that certain ROAD EASEMENT (**Deed No. D2M10-1982**) from Lee Ling Chu as Trustee of The Lee Ling Chu 2006 Trust, dedicating to the City an easement for public road and highway purposes in the real property in the City of Alhambra, County of Los Angeles, State of California, to be known as Garfield Avenue and more particularly described as:

The westerly 5 feet of the southerly 30 feet of Lot 170 of Alhambra Acres Tract, in the City of Alhambra, County of Los Angeles, State of California, as per map recorded in Book 12 Page 90 of Maps in the Office of the County Recorder of said County (as more particularly described and shown in **Deed No. D2M10- 1982**)

and directed staff to undertake the steps necessary to finalize Council's action.

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

**8. AWARD CONTRACT: REPLACEMENT OF THE POOL FILTRATION SYSTEM – ALHAMBRA PARK POOL – F2M10-38, C2M10-14, M2M10-35**

The existing eight-filter pool filtration system at the Alhambra Park Pool was installed in 1997. The thirteen year old filters have exceeded their usable life expectancy, have multiple leaks in various filters and show signs of stress in the fiberglass structure which could result in failure. Los Angeles County has established a list of filtration systems which are acceptable for use in public pool applications. Included in the list is the EPD

Wearnes USA Inc. sand filtration system, a highly respected manufacturer of commercial grade pool filters. EPD Wearnes USA Inc. has provided written verification that Knorr Systems, Inc. is the sole source in the State of California for purchase and installation of their filtration system. Therefore, staff requested that the City Council award a contract to Knorr Systems, Inc. for the purchase and installation of a EPD USA high rate sand filtration system at the Alhambra Park Pool.

**Action Taken:** Awarded a contract to Knorr Systems, Inc. in an amount not to exceed \$83,864.85 for the replacement of the pool filtration system at Alhambra Park Pool and directed staff to undertake the steps necessary to finalize Council's action. **(M2M10-35)**

**Discussion:** None

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

**9. RFP: PROFESSIONAL CONSULTING SERVICES – OFFICIAL HUD REPORTS – F2M10-40**

Staff requested City Council authorization to solicit proposals for professional services to assist staff in preparing the City's Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER) and Analysis of Impediments to Fair Housing for submission to HUD for the following program years: 2011-2012 Annual Action Plan and Consolidated Annual Performance and Evaluation Report; 2012-2013 Annual Action Plan and Consolidated Annual Performance and Evaluation Report; 2013-2014 Annual Action Plan and Consolidated Annual Performance and Evaluation Report.

**Discussion:** None

**Action Taken:** City Council authorized staff to distribute **Request for Proposal No. RFP2M10-3** for professional consulting services to prepare the City's Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER) and Analysis of Impediments of Fair Housing for submission to HUD and assistance with IDIS.

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

**10. TREASURER'S REPORT - F2M10-1**

**Discussion:** None

**Action Taken:** Approved as submitted the Treasurer's Report prepared by the Director of Finance for the month of March, 2010, listing all of the City's and the Alhambra Redevelopment Agency's investments as of March 31, 2010.

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

**11. 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 26, 2010 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

**12. DEMANDS - F2M10-1**

**Discussion:** None

**Action Taken:** Approved as submitted Final Check List (116103 thru 116196) in the amount of \$402,214.78 for the period ending March 18, 2010; Final Check List (116197 thru 116274) in the amount of \$185,311.24 for the period ending March 19, 2010; Final Check List (116275 thru 116347) in the amount of \$192,214.00 for the period ending March 25, 2010; and, Final Check List (116348 thru 116498) in the amount of \$349,608.68 for the period ending March 26, 2010 and Schedule of Wire Transfers in the amount of \$1,621,196.41 for the week ending March 25, 2010.

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

**ORDINANCE – SECOND READING**

**13. 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, O2M10-4557**

**Discussion:** None

**Action Taken:** By motion, directed the City Attorney to give second reading by title only to **Ordinance No. O2M10-4557** entitled:

An 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

after which the Council, by motion, adopted Ordinance No. O2M10-4557.

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

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

**Lillian ANAYA**, 423 South Electric Avenue, stated that Home Depot was idling trucks in the back of their parking lot. She asked for the Council's help to stop this from happening. She also expressed her frustration with the late charges and associated re-connection fee she had recently incurred after she had timely dropped her water payment in the overnight drop box. She asked that the City be gentler in the late charges that are levied as they can be difficult to pay for those on a limited income. Responding, **Mayor SHAM** explained it was not the City's position to take advantage of residents and stated that the Utilities Department could work with Ms. Anaya to resolve her issues with the late charges she incurred. He also noted that residents could now make their water payments online which was a more convenient way for residents to pay their bill.

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

**Mrs. MESSINA** announced that she had recently attended a "Parent University" event sponsored by San Gabriel High School during which she learned a great deal about the issues facing children today. The event was also a joint recognition of the *Gateway to Success* Program, a partnership between the Alhambra School District and Alhambra Police Department. She announced that a presentation regarding the Gateway to Success Program will be made at a future City Council meeting.

**Mr. YAMAUCHI** reminded interested residents to pick up discounted tickets for Alhambra Dodger Night at either the Civic Center Library or Chamber of Commerce. He also announced that the annual YMCA Pancake Breakfast would be held on May 8, 2010 at 9:00 a.m. and be followed by the Rotary Heart Walk. He encouraged residents to enjoy some pancakes at the YMCA event and then walk them off at the Rotary Heart Walk.

**Mayor SHAM** announced that Caltrans construction along the I-10 Freeway had begun and cautioned residents to prepare for upcoming on/off ramp closures. Specifically, Fremont Avenue would be closed starting May, 1, 2010. He also reminded residents to mail in their U.S. Census

forms if they had not already done so.

**RECONVENE:** At 7:37 p.m., **Mayor SHAM** reconvened the ARA Board meeting with all members present 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.

**ARA RECONVENE & ADJOURNMENT:** At 8:00 p.m., there being no further business for the Agency Board or Council to transact, the ARA Chairman and Mayor adjourned their respective meetings to 5:30 p.m. on **Monday, May 10, 2010**, in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California.

LAUREN MYLES  
CITY CLERK/ARA ASSISTANT SECRETARY