

**MINUTES**  
**Regular Meeting**  
**ALHAMBRA CITY COUNCIL**  
**Special Meeting**  
**SUCCESSOR AGENCY TO THE FORMER ALHAMBRA**  
**REDEVELOPMENT AGENCY**  
**January 25, 2016**  
**5:30 p.m.**

**ROLL CALL:** At 5:32 p.m., on Monday, January 25, 2016 the Alhambra City Council and the Successor Agency to the Former Alhambra Redevelopment Agency Board met in the Council Chambers of the Alhambra City Hall.

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

**Officials Present:** City Manager Swink, Assistant City Manager/Personnel Director Bacio, City Attorney Montes, City Clerk Myles, Director of Public Works Chavez, Battalion Chief Shonkweiler, Director of Administrative Services Paulson, Director of Environmental Services Jarvis, Chief of Police Yokoyama, Director of Finance Espinoza, Assistant City Manager/Director of Development Services Schultz, Deputy City Manager Binnquist, Management Assistant Kespradit and Sergeant-at-Arms Ramirez

**FLAG SALUTE:** Led by Mayor Ayala

**CITY CLERK REPORT - NOTICE NO. N2M16-11**

The City Clerk reported that she duly gave notice of the Special Meeting of the Successor Agency to the Former Alhambra Redevelopment Agency to be held this evening in conjunction with the regular meeting of the Alhambra City Council pursuant to the order to the Mayor and the Chairperson of the Successor Agency to the former Alhambra Redevelopment Agency in accordance with Section 54956 of the Government Code of the State of California.

**READING OF ORDINANCE TITLES**

Government Code Section 36934 requires that all ordinances be read in full prior to City Council taking action on the ordinance. By listing the ordinance title on the Council agenda, Council may determine that the title has been read.

**Action Taken:** On motion of Dr. PLACIDO, seconded by, Mr. SHAM the City Council determined that the titles to all ordinances which appear on this public agenda have been read, and waived further reading. Hearing no objections, the Mayor so ordered.

**SUCCESSOR AGENCY MATTERS**

**1. CONSIDERATION OF THE TRANSFER OF CERTAIN REAL PROPERTIES FROM THE CITY OF ALHAMBRA TO THE ALHAMBRA SUCCESSOR AGENCY – F2M11-25, M2M16-15**

City Attorney **MONTES** reported that on March of 2011, the properties listed below were transferred from the Alhambra Redevelopment Agency to the City of Alhambra in anticipation of the dissolution of the Alhambra Redevelopment Agency via the adoption by the State of redevelopment dissolution legislation. The transfer was made for ease of administration and to facilitate future disposition of the properties. Those properties included the following:

<b><u>Address</u></b>	<b><u>Parcel No.</u></b>
2500 W. Commonwealth	5342-005-914, 027, 028
110 W. Main St.	5344-025-901
112-116 W. Main St.	5344-025-902
Monterey Parking Lot	5345-004-901, 903, 904, 910
107 S. Chapel Ave.	5345-004-911

Subsequent to the transfer, further legislation was adopted by the State governing disposition of former redevelopment agency properties. Pursuant to that legislation, the Alhambra Successor Agency, as successor to the Alhambra Redevelopment Agency, was required to prepare a Long Range Property Management Plan (LRPMP), which was ultimately approved by the State on March 30, 2015. The LRPMP contemplates that the properties will be sold, with the proceeds of the sale being used to retire debt obligations of the former redevelopment agency. He noted that staff was currently seeking a broker to sell the listed properties to complete the required wind down of the former Redevelopment Agency. Staff is scheduled to bring a recommendation for brokerage services to the Successor Agency consideration at its meeting of February 8, 2015. Therefore, it was appropriate at this time to complete the transfer of the properties to the Successor Entity as directed by the State Department of Finance to facilitate the required sale of these former Agency assets. Therefore, staff requests that the City Council approve the transfer of the above listed properties and the Successor Agency accept the transfer of the same.

**Discussion:** None

**Action Taken:** 1) City Council approved the transfer of title of those certain real properties listed in the Assistant City Manager/Director of Development Services' January 25, 2016 report on file in the office of the City Clerk from the City of Alhambra to the Alhambra Successor Agency; direct the City Attorney to prepare the necessary documentation; and, authorize the City Manager to execute any documentation necessary to effectuate the transfer; and, 2) Successor Agency accepted the transfer of the properties, and authorize the Successor Agency Chair and City Manager to execute any necessary documentation to effectuate the transfer. **(M2M16-15)**

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

**CLOSED SESSION & CITY ATTORNEY ANNOUNCEMENT re SAME - F2M16-14**

City Attorney **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):*** None

***Conference with Legal Counsel-Existing Litigation (Govt. Code Section 54956.9(d)(1)):*** None

***Conference with Legal Counsel - Anticipated Litigation:*** Significant exposure to litigation pursuant to Govt. Code Section 54956.9(d)(2): None. Initiation of litigation pursuant to Govt. Code Section 54956.9(d)(4): 1 matter.

***Discussion of Personnel Matters (Govt. Code Section 54957):*** Public Employee Appointment - Title: City Manager

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

whereupon at 5:38 p.m., the City Council and Successor Agency to the Former Alhambra Redevelopment Agency Board 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 City Attorney.

**RECONVENE:** At 7:00 p.m., the City Council and Successor Agency to the Former Redevelopment Agency Board moved out of closed session with all members present.

**PUBLIC HEARING**

2. **CONSIDERATION OF AN ORDINANCE AMENDING TITLE 23 REGARDING REMOVING HEDGES FROM HEIGHT RESTRICTIONS; PROHIBITING SECURITY BARS ON RESIDENTIAL PROPERTIES; CHANGING PARKING STALL DIMENSIONS AND LIMITING LOADING DOCK REQUIREMENTS; AND, ELIMINATING PLANNING COMMISSION REVIEW OF PUBLIC ART – F2M16-21, N2M16-9, O2M16-4684**

Director of Development Services **SCHULTZ** reported that this was the time and place set by **Notice No. N2M16-9** for the Alhambra City Council to hold a public hearing to consider an ordinance amending Title 23 (Zoning) to remove hedges from height restrictions; prohibit security bars on residential properties; change parking stall dimension and loading dock requirements; and, eliminate the Planning Commission from the review process for public art. She noted that these proposed amendments are the result of a process of annually updating the Zoning Code to address current conditions, changes and requests that might not be addressed to today's standards. A copy of Ms. Schultz's PowerPoint presentation is on file in the office of the City Clerk.

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

**Discussion:** Councilmember **YAMAUCHI** asked, with respect to hedge height restrictions, whether the Code should restrict any plant material that could cause view obstructions. Responding, Ms. **SCHULTZ** explained that the definition of hedges in the Code was fairly broad in terms of plant material that comprises hedges. Mr. **YAMAUCHI** asked about whether there would be any liability on the part of the City if a resident was required to remove their security bars and was later the victim of a robbery. City Attorney **MONTES** replied that the City would not have any liability as it was legally allowed to regulate aesthetics and there was no guarantee that a resident would not be robbed even with security bars in place. Councilmember **PLACIDO** noted that the removal of security bars was good for safety as it made it easier to get out/in of a home during a fire. He asked if the proposed ordinance would prohibit the locking screen doors made with heavier screening material. Ms. **SCHULTZ** explained that decorative wrought iron grillwork or gates would be permitted for doors provide such grill-work was openable or retractable. With respect to the reduction in size of parking stalls, he wondered if it may create an issue should two large, extended-cab trucks park in opposing stalls and were forced to stick out of their spaces. He thought this may create a problem with other vehicles being able to move down the aisles and asked if there would be an accommodation for larger vehicles in the proposed ordinance. Ms. **SCHULTZ** pointed out that the parking stall sizes proposed in the ordinance would be a minimum size and a developer could choose to make the spaces bigger. She added that aisle widths would remain the same.

Vice Mayor **MESSINA** expressed concern security gates being installed outside of the front doors and wondered if the City would have any authority to approach a resident to let them know of the dangers such a gate presented in the event of a fire and try to have it removed. City Attorney **MONTES** explained that the proposed ordinance would grandfather existing security devices until a remodel took place. However, to address Mrs. Messina's security concerns, he noted that a caveat to the grandfathering of existing security devices could be added to only exempt those existing security devices that were installed in compliance with the Fire Code in effect at the time of installation. Mr. **SHAM** asked what type of changes to a home would trigger the requirement to also remove security bars. Ms. **SCHULTZ** explained that it would be any type of change that would require a permit from the City. Mr. **SHAM** expressed his concern that this would put a burden on property owners who may not know that removal of their security bars would be required possibly until the first inspection by City staff. He asked City staff to be proactive in notifying residents that home renovation work could trigger the removal of bars to limit surprises and allow them to anticipate the additional costs and plan for their removal. Responding, Ms. **SCHULTZ** remarked that the City could place an article in *Around Alhambra* to inform residents as well as put language on permits to let people know that removal of security bars will be required. She added that building and planning staff would also tell people about the requirement at the counter if/when they came in to pull a permit. City Manager **SWINK** noted that currently the City required installation of carbon monoxide and fire detectors as part of any home renovation which required a permit from the City; therefore the requirement to remove security bars could easily be added to the permit process. Mr. **SHAM** noted that it was fairly easy and less costly to have to install carbon monoxide and fire detectors than to remove security bars; he stressed that staff should try to help residents become aware of the triggers to regarding

security bars removal as soon as possible to prevent any inconvenience to them.

**Action Taken:** City Council directed the City Attorney to include the caveat language regarding exempting only those existing security devices that were installed in compliance with the Fire Code in effect at the time of installation in the ordinance; and, introduce and give first reading by title only, waiving further reading, to the following ordinance entitled:

**Ordinance No. O2M16-4684:** An Ordinance of the City Council of the City of Alhambra, California, amending Title 23 (Zoning) of the Alhambra Municipal Code regarding amending Chapter 23.42.040 removing hedges from height restrictions; Chapter 23.44 prohibiting security bars on residential properties; Chapter 23.52 changing parking stall dimensions and limiting loading dock requirements; and, Chapter 23.81 eliminating Planning Commission review of public art

which ordinance would return for a second reading and adoption at the next City Council meeting.

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

## **PRESENTATION**

### **3. ANNUAL FINANCIAL STATEMENTS – F2M15-17**

Staff wished to submit to the City Council and the Successor Agency to the Former Alhambra Redevelopment Agency Board the following reports for the year ended June 30, 2015: City of Alhambra - Comprehensive Annual Financial Report; Single Audit, Management Comment Letter; Audit Committee Letter; and, Appropriations Limit Worksheet with Independent Accountants' Report. White Nelson Diehl Evans, LLP has completed its annual audit of the City and the Successor to Redevelopment Agency and has rendered all required Audit Reports. Ms. Daphnie **MUNOZ**, Partner, made a presentation to the City Council highlighting key areas of the reports, a copy of which is on file in the City Clerk's Office.

**Discussion:** Councilmember **MESSINA** remarked that the reports were very specific and very well done. Mayor **AYALA** noted that the essence of this report was to determine whether the City was following the necessary financial protocol and regulations and the result was that the City was on-point. He added that the fact that there were no findings by the auditors was a good thing.

**Action Taken:** City Council and the Successor Agency to the Former Alhambra Redevelopment Agency Board received and filed as submitted the annual audit reports for the year ended June 30, 2015.

**CONSENT AGENDA (Item Nos. 4 - 15)**

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

**4. ACCEPT REIMBURSEMENT: ALHAMBRA PUBLIC LIBRARY FOUNDATION – F2M15-17, M2M16-7**

Staff requested that the City Council accept a reimbursement of \$640.57 from the Alhambra Public Library Foundation. The Foundation is reimbursing the Alhambra Civic Center Library funds for supplies ordered on their behalf for their annual Table of Contents Dinner.

**Discussion:** None

**Action Taken:** City Council accepted the reimbursement of \$640.57 from the Alhambra Public Library Foundation; and, instructed the Director of Finance to amend the Library’s budget accordingly. **(M2M16-7)**

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

**5. NOTICE OF COMPLETION: SIDEWALK REPLACEMENT PROJECT – F2M15-26, C2M15-51, M2M16-8**

Staff requested that the City Council accept as complete the work of F.S. Construction for the 2015 Sidewalk Replacement Project. There was one change order to the project for a net increase of \$4,890.84 due to additional sidewalk, driveway aprons and curb and gutter work. The contract was completed for \$83,285.84. This project had been inspected by staff and all work has been completed in accordance with the City requirements and specifications.

**Discussion:** None

**Action Taken:** City Council accepted as complete the contract with F.S. Construction for the 2015 Sidewalk Replacement Project in the amount of \$83,285.84; directed the City Clerk to file a Notice of Completion with the County of Los Angeles for recordation; instructed the Finance Director to release the 5% retention 35 days from the date of recordation if no liens are filed; and, directed staff to undertake the steps necessary to finalize Council’s action. **(M2M16-8)**

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

**6. FINAL TRACT MAP NO. 67680 - F2M16-11, M2M16-9**

Tentative Tract Map No. 67680 was approved by the Planning Commission on September 17, 2007. The project is a six unit condominium project located at 822 North Monterey Street. All conditions of approval of the Tentative Tract Map have been met including the municipal restrictions, reviewed and approved by the City Attorney and staff. The City Engineer signed the Final Tract Map and recommended recordation of the same. Consequently, approval and recordation of this map is now appropriate. Staff requested that the City Council approve Final Tract Map No. 67680 at 822 North Monterey Street.

**Discussion:** None

**Action Taken:** City Council adopted **Minute Order No. M2M16-9** as follows: RESOLVED by the Alhambra City Council as follows:

SECTION ONE: Based upon the recommendation of the Assistant City Manager/Director of Development Services in her report dated January 25, 2016, this Council hereby finds and determines that the herein below described project will not violate any of the provisions of Sections 66473.5, 66474, 66474.1 and 66474.6 of the Subdivision Map Act of the State of California relating to findings for approval.

SECTION TWO: This Council hereby approves FINAL TRACT MAP NO. 67680 for the six unit condominium project located at 822 North Monterey Street and authorizes the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map.

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

**7. APPROVE MOA: ADMINISTRATION & COST SHARING RELATED TO THE IMPLEMENTATION OF THE COORDINATED INTEGRATED MONITORING PROGRAM – UPPER LOS ANGELES RIVER WATERSHED MANAGEMENT AREA – F2M13-54, C2M16-5, M2M16-11**

Staff requested that the City Council approve a Memorandum of Agreement (MOA) between the City of Alhambra and 18 other governmental agencies for administration and cost sharing for implementing the Coordinated Integrated Monitoring Program for the Upper Los Angeles River Watershed Area.

**Discussion:** None

**Action Taken:** City Council approved a Memorandum of Agreement (MOA) by and between the City of Alhambra and 18 other governmental agencies for the administration and cost sharing among the agencies related to implementation of the Upper Los Angeles River Watershed Area Coordinated Integrated Monitoring Program,

with the City's portion of costs to be \$51,979, authorized the City Manager to sign the MOA; directed the Director of Finance to appropriate \$15,000 from the General Fund Catch Basin Improvement Assignment balance to account 101.80.8676.64940; and, directed staff to undertake the steps necessary to finalize Council's action. (M2M16-11)

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

**8. AWARD CONTRACT: PROFESSIONAL ENGINEERING SERVICES FOR THE UPDATE OF THE URBAN WATER MANAGEMENT PLAN – F2M15-47, RFP2M15-9, C2M16-6, M2M16-12**

Staff requested that the City Council award a contract to the engineering firm of SA Associates to update the current Urban Water Management Plan.

**Discussion:** None

**Action Taken:** City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, to SA Associates in an amount not to exceed \$32,000 for the 2015 Urban Water Management Plan; and, directed staff to undertake the steps necessary to finalize Council's action. (M2M16-12)

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

**9. AWARD CONTRACT: PROFESSIONAL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR ROSS AVENUE SEWER LINE REPLACEMENT PROJECT- F2M15-52, RFP2M15-11, C2M16-7, M2M16-13**

Staff requested that the City Council award a contract to AKM Consulting Engineers for construction management and inspection services for the Ross Avenue Sewer Replacement Project.

**Discussion:** None

**Action Taken:** City Council awarded a contract, subject to final language approval by the City Manager and City Attorney, to AKM Consulting Engineers for construction management and inspection services for the Ross Avenue Sewer Replacement Project in an amount not to exceed \$64,850; and, directed staff to undertake the steps necessary to finalize Council's action. (M2M16-13)

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



Absent: NONE

**10. APPROPRIATION OF FUNDS FOR REPAIRS TO FORMER REDEVELOPMENT AGENCY PROPERTIES – F2M11-25, M2M16-14**

Staff requested that the City Council approve an appropriation from Lease Revenues in the amount of \$33,100 to the Lease Revenue Budget to be used towards roof repairs for the properties at 110 – 116 W. Main Street and at Fremont Plaza. In anticipation of the pending El Niño, staff performed a review of the former Redevelopment Agency property roofs to determine if any repairs would be necessary to prevent leaks in the various buildings and businesses. Following this review it was determined that repairs were needed and staff obtained the necessary bids to have the work done.

**Discussion:** None

**Action Taken:** City Council approved an appropriation from Lease Revenues in the amount of \$33,100 to the Lease Revenue Budget to be used towards roof repairs for the properties at 110 – 116 West Main Street and at Fremont Plaza. **(M2M16-14)**

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

**11. CLASS SPECIFICATION: PRODUCTION SUPERVISOR – F2M16-2, M2M16-10**

Before a class specification becomes effective, it must be approved by the City Council. An assessment by the Personnel and Public Works Departments sustained the need for an update of the position of Production Supervisor to more accurately reflect the duties and qualifications of this classification. Therefore, staff requested that the City Council approve the adoption of the class specification for the position of Production Supervisor.

**Discussion:** None

**Action Taken:** City Council adopted the class specification for position of Production Supervisor as described in the Assistant City Manager/Personnel Director's January 25, 2016 report on file in the office of the City Clerk. **(M2M16-10)**

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

**12. MINUTES**

**Discussion:** None

**Action Taken:** City Council reviewed and approved as submitted the Minutes of the November 23, 2015 regular meeting of the Alhambra City Council.

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

**13. TREASURER'S REPORT - F2M16-1**

**Discussion:** None

**Action Taken:** City Council received and filed as submitted the Treasurer's Report prepared by the Director of Finance for the month of December, 2015, listing all of the City's investments as of December 31, 2015.

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

**14. PERSONNEL ACTIONS – F2M16-2**

**Discussion:** None

**Action Taken:** City Council ratified the actions of the City Manager set forth in that certain Personnel Actions document dated January 25, 2016 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

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

**15. DEMANDS - F2M16-1**

**Discussion:** None

**Action Taken:** City Council approved as submitted Final Check List (169374 thru 169551) in the amount of \$279,993.76 for the period ending December 17, 2015 and Schedule of Wire Transfers in the amount of \$2,181,195.24 for the week ending December 11, 2015; Final Check List (169552 thru 169655) in the amount of \$510,990.72 for the period ending December 23, 2015 and Schedule of Wire Transfers in the amount of \$183,126.02 for the week ending December 18, 2015; Final Check List (169656 thru 169751) in the amount of \$878,767.86 for the period ending December 29, 2015; and, Final Check List (169752 thru 169831) in the amount of \$909,411.24 for the period ending December 30, 2015 and Schedule of Wire Transfers in the amount of

\$7,288,180.19 for the week ending December 25, 2015.

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

**ORAL COMMUNICATIONS:** None

**COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) F2M16-7**

Mr. Sham wished everyone a Happy New Year and invited residents to attend the City's Lunar New Year Celebration from 10:00 a.m. to 5:00 p.m. on February 13, 2016 on Valley Boulevard from Almansor to Vega.

Mrs. Messina invited residents to visit the YMCA and noted it had many programs for children, adults and seniors.

Dr. Placido wished everyone a Happy New Year and encouraged residents to attend the Lunar New Year Festival on February 13, 2016.

Mr. Yamauchi asked that the meeting this evening be closed in honor of Mr. Lloyd Nakayama, a WWII Veteran and a good friend of his family, who passed away on January 2, 2016.

Mayor Ayala wished everyone a Happy New Year and ended the meeting with a moment of silence for Mr. Lloyd Nakayama.

**ADJOURNMENT:** At 7:40 p.m., there being no further business for the Council or Successor Agency to the Former Redevelopment Agency Board to transact, the Mayor with the consent of the City Council, adjourned their meeting

*In honor and memory of*

**LLOYD TAKASHI NAKAYAMA**

to Monday, February 8, 2016 at 5:30 p.m., in the Alhambra City Hall Council Chambers, 111 South First Street, Alhambra, California.

LAUREN MYLES, CMC  
CITY CLERK