

CITY OF ALHAMBRA

NOTICE OF SPECIAL MEETING  
OF THE  
ALHAMBRA CITY COUNCIL  
(Notice No. N2M21-45)

**NOTICE IS HEREBY GIVEN** that a special meeting of the Alhambra City Council will be held on **Tuesday, April 13, 2021**, commencing at **6:00 p.m.** to consider those item(s) listed on the attached agenda pursuant to the order of the Mayor of the City of Alhambra, the Alhambra City Charter, the Alhambra Municipal Code, and Section 54956 of the Government Code of the State of California.

Consistent with Executive Orders No. N-29-20 and No. N-35-20 from the Executive Department of the State of California and the County of Los Angeles Department of Public Health Safer At Home Order, **the Alhambra City Council meeting will not be physically open to the public, although the public may participate by video conference or teleconference and some of the Council Members may choose to participate via video conference or teleconference rather than attend in person.**

An agenda of such special meeting is attached hereto incorporated herein by reference and made a part hereof as though fully set forth herein.

LAUREN MYLES, CMC  
CITY CLERK

Dated: April 8, 2021  
Notice No. N2M21-45



Gateway  
to the  
San Gabriel Valley

**CITY OF ALHAMBRA  
AGENDA  
ALHAMBRA CITY COUNCIL  
APRIL 13, 2021**

MISSION STATEMENT

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

**CORONAVIRUS (COVID-19) ADVISORY NOTICE**

Consistent with Executive Orders No. N-29-20 and No. N-35-20 from the Executive Department of the State of California and the County of Los Angeles Department of Public Health Safer At Home Order, **the Alhambra City Council meeting will not be physically open to the public, although the public may participate by video conference or teleconference and some of the Council Members may choose to participate via video conference or teleconference rather than attend in person.**

**To watch and listen to the meeting:** To maximize public safety while still maintaining transparency and public access, members of the public can participate by using **Zoom Webinar** as follows:

**Zoom Webinar direct link:**

<https://us02web.zoom.us/j/84099732453?pwd=QUpmY1psYUZsNFR6bGY3Y2ZFekILUT09>

**Webinar ID: 840 9973 2453, Passcode: 940698**

Or by **telephone** by dialing 888-475-4499 (Toll Free) or 833-548-0276 (Toll Free) or 833-548-0282 (Toll Free) or 877-853-5257 (Toll Free) or 1-669-900-9128 or 1-346-248-7799 or 1-253-215-8782 or 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 and entering **Webinar ID: 840 9973 2453** and **Passcode: 940698**. **Please Note:** All members of the public calling or logging into the meeting will be muted so that the meeting can proceed.

**For those wishing to speak on an agenda item**, please email **Van Nguyen** at [vnguyen@cityofalhambra.org](mailto:vnguyen@cityofalhambra.org) by 5:00 p.m. prior to the meeting with the **item number you wish to speak on and the phone number you will use when calling or the name you will use when logging into the meeting**. **You should then call or log into the meeting at least 10 minutes prior to its start time.** Staff will unmute you and announce you when it is your time to speak. You will have five minutes to speak, unless that time is adjusted by the Mayor. If you do not have access to a computer please call **626-570-3248** to request public comment.

**As an alternative to speaking during the meeting, you can email your comments** to the City Clerk at [lmyles@cityofalhambra.org](mailto:lmyles@cityofalhambra.org) **by no later than 5:00 p.m.** on April 13, 2021 to ensure that the City Clerk has time to print the emails prior to the beginning of the meeting. Comments will then be read into the record by the City Clerk, with a maximum allowance of 5 minutes per individual comment, subject to the Mayor's discretion. If a comment is received after 5:00 p.m. but before the conclusion of the meeting based upon its time stamp, the comment will still be included as a part of the record of the meeting but will not be read into the record. Any member of the public who needs accommodations or who needs their comments translated should email or call the City Clerk at [lmyles@cityofalhambra.org](mailto:lmyles@cityofalhambra.org) or (626) 570-5090 who will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety. **Given the challenges of teleconference and video conference meetings, all participants are encouraged to email their comments prior to the beginning of the meeting.**



*Gateway  
to the  
San Gabriel Valley*

**AGENDA  
Special Meeting  
ALHAMBRA CITY COUNCIL  
April 13, 2021  
6:00 p.m.**

ROLL CALL: Lee, Maza, Maloney, Andrade-Stadler, Pérez

**CITY CLERK REPORT - NOTICE NO. N2M21-45**

The City Clerk hereby reports that she duly gave notice of the special meeting of the City Council being held this evening pursuant to the order of the Mayor and in accordance with Section 54956 of the Government Code of the State of California.

**CONTINUED PUBLIC HEARING**

- 1. APPLICATIONS FOR VESTING TENTATIVE TRACT MAP TT 74194, RESIDENTIAL PLANNED DEVELOPMENT PERMIT RP-17-7, CONDITIONAL USE PERMIT CU-17-9 AND DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF THE PROPOSED VILLAGES AT THE ALHAMBRA PROJECT (PROJECT) WITH 294 NEW, FOR-SALE, RESIDENTIAL DWELLING UNITS IN FIVE-STORY STACKED FLAT AND TOWNHOME CONFIGURATIONS; 545 NEW RENTAL APARTMENTS IN FIVE-STORY STACKED FLAT CONFIGURATIONS; AND UP TO 4,347 TOTAL PARKING SPACES TO ACCOMMODATE ALL NEW USES. IT IS EXPECTED THAT IF THE PROJECT IS APPROVED THE APPLICANT WILL IMPLEMENT A PARKING REDUCTION PURSUANT TO ALHAMBRA MUNICIPAL CODE SECTION 23.52.060. THE PROJECT SITE IS LOCATED IN THE PO (PROFESSIONAL OFFICE) ZONE. AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT AND WILL ALSO BE CONSIDERED WITH THE PROJECT ALONG WITH A POSSIBLE STATEMENT OF OVERRIDING CONSIDERATIONS – F2M17-50, N2M20-163**

This is the time and place set by **Notice No. N2M20-163** for the City Council to hold a public hearing, which public hearing was duly continued from the January 11, 2021 meeting, the January 27, 2021 meeting, the February 4, 2021 meeting and the March 22, 2021 meeting, to receive public testimony concerning the City Council Subcommittee negotiated terms for the Village at the Alhambra project Development Agreement and, direct staff as appropriate based upon Council's further discussion of the project. On February 4, 2021, the City Council considered the application by the Ratkovich Company for the Village at the Alhambra project, comprised of a total of 839 residential units, including 294 condominiums and 545 apartments units. During discussion of the item, the City Council appointed a sub-committee of Councilmembers Adele Andrade-Stadler and Ross Maza to represent the Council's concerns with the project and

negotiate a compromise for the project Development Agreement. The Council sub-committee met on a weekly basis for five substantial discussions. At the conclusion of the meetings, the Council sub-committee reached a number of Development Agreement terms with the goal of providing community benefits as follows:

1. **Development Agreement Terms:**

- A. The total number of residential units will be reduced to 775 units comprised of:
- 230 condominiums for-sale units; and,
  - 545 rental apartment units, including:
  - 75 rental apartment affordable units at the Moderate Area Median Income level (13.76% of total rental units).
- B. A community benefit payment of \$1.5 million to be dispensed at the Council's discretion.

2. **Additional Community Benefits:** *Project Density* - Following negotiation, the total number of units was further reduced to 775 units, resulting in a density of 20.2 units to the acre; *Open Space* - While the project is significantly reduced from its original residential count, it will maintain the original 16 acres of open space and the open space will be accessible to all Alhambra residents; *Trees* - All existing trees currently on the property that may need to be removed for the project will be offered to the City for relocation to other locations; *Traffic* - As a result of the reduction of residential units and the State mandate to analyze the environmental impact of traffic based on the Vehicle Miles Traveled (VMT) methodology, no significant impacts can be identified. However, the Ratkovich Company is still committed to providing two new intersections and pedestrian improvements; *Air Quality* - Because of the reduced number of units, air quality impacts temporarily resulting from construction will be reduced and The Ratkovich Company is currently studying a construction schedule to eliminate all temporary air quality significant impact; and, *Soil contamination mitigation* – following concerns of potential vapor contamination, the Ratkovitch Company will: Install a vapor barrier under the Corner Plan residential building; Provide a concrete cap under the East Plan parking structure; and, Provide pre-occupancy air quality testing on the Corner Plan residential units. In addition, the Ratkovich Company will be providing the City with an indemnity for future potential risks.

On March 22, 2021, the City Council initiated discussion and continued the public hearing to the April 13, 2021 due to time constraints.

Additionally, with respect to the California Environmental Quality Act (CEQA), as originally proposed, the 1,061-unit project resulted in two significant, un-mitigatable environmental impacts—one for traffic, based upon a traffic congestion LOS (level of service) analysis and one for temporary air quality impacts due to construction activity for the project. In response to comments during the Planning Commission process, the applicant reduced their project to 839 units and submitted a VMT (vehicle miles traveled) traffic analysis. SB 743 requires the use of VMT analysis for traffic impacts as of July 1, 2020. This project was submitted to the City and the Draft EIR was prepared prior to that date, therefore the EIR study was based on an LOS analysis. The applicant is now requesting that the VMT traffic analysis be substituted for the LOS analysis. That

analysis shows no significant unavoidable traffic impacts for the 839-unit project based on VMT. In terms of the LOS analysis, the City's general plan states that even though SB 743 requires the City to use VMT analysis for purposes of CEQA impact studies, the "City can, however, continue to use LOS standards to ensure reasonable flow of vehicular traffic" and the general plan contains policies and standards regarding acceptable LOS on City streets. Violation of the LOS standards may make the project inconsistent with the general plan. That in turn could allow the City to require measures to address the inconsistency, through conditions adopted as part of project approval. Any such conditions must be related to the LOS inconsistency being caused, proportional to the extent of inconsistency, and feasible for the applicant to implement. As currently drafted, the EIR studied the 1061-unit project and indicates there may be a general plan inconsistency with the project. No LOS analysis of an 839-unit project has been provided by the applicant to determine whether that issue remains. Finally, in terms of construction-related air quality impacts, the applicant has indicated to staff that they believe they can reduce the air quality impacts below a significant impact by revising the construction phasing. They have not yet submitted revised phasing, or any technical information/studies to demonstrate the extent of reduced impacts. Once submitted, such information should be peer-reviewed by City staff and consultants.

**Recommended Action:** It is recommended that the City Council:

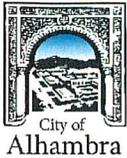
- 1) Continue to receive public testimony concerning the City Council sub-committee negotiated terms for the Villages at the Alhambra project Development Agreement; and,
- 2) Direct staff as appropriate based upon Council's further discussion of the project; and,
- 3) Continue the hearing to a date certain to allow staff time to implement any direction provided by the Council and/or to allow the applicant to submit additional CEQA and other information.

## **ADJOURNMENT**

### **NOTICE**

**Agenda Items:** Copies of the staff reports or other written documentation relating to the items listed on this agenda are available on the City's website. If you would like to sign-up to receive the City Council meeting agenda and staff reports packet, please visit the City's website at [www.cityofalhambra.org](http://www.cityofalhambra.org) and you will be able to submit your email address on the homepage to the subscription service.

LAUREN MYLES, CMC  
CITY CLERK



**CITY OF ALHAMBRA  
AGENDA REPORT**

**CITY MANAGER APPROVAL:**

A handwritten signature in blue ink, appearing to be "JB", written over a horizontal line.

**DATE:** April 13, 2021

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Marc Castagnola, AICP, Director of Community Development

A handwritten signature in blue ink, appearing to be "MC", written over the end of the "SUBMITTED BY" line.

**SUBJECT: CONTINUED PUBLIC HEARING FOR THE VILLAGES AT THE ALHAMBRA DEVELOPMENT AGREEMENT – CITY COUNCIL SUBCOMMITTEE REPORT**

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**RECOMMENDATION:**

It is recommended that the City Council:

- 1) Continue to receive public testimony concerning the City Council Subcommittee negotiated terms for the Villages at the Alhambra project Development Agreement; and,
- 2) Direct staff as appropriate based upon Council's further discussion of the project; and,
- 3) Continue the hearing to a date certain to allow Staff time to implement any direction provided by the Council and/or to allow the applicant to submit additional CEQA and other information

**BACKGROUND:**

On February 4, 2021, the City Council considered the application by the Ratkovich Company for the Villages at the Alhambra project, comprised of a total of 839 residential units, including 294 condominiums and 545 apartments units.

During discussion of the item, the City Council appointed a sub-committee of Councilmembers Adele Andrade-Stadler and Ross Maza to represent the Council's concerns with the project and negotiate a compromise for the project Development Agreement.

The Council Subcommittee met on a weekly basis for five substantial discussions on:

- February 10, 2021
- February 22, 2021
- March 1, 2021
- March 8, 2021; and,
- March 16, 2021.

On March 22, 2021, the City Council initiated discussion and continued the public hearing to the April 13, 2021 due to time constraints.

**SUB-COMMITTEE OUTCOME:**

At the conclusion of the meetings, the Council sub-committee reached a number of Development Agreement terms with the goal of providing community benefits as follows:

- A. Development Agreement Terms:

1. The total number of residential units will be reduced to 775 units comprised of:
  - o 230 condominiums for-sale units; and,
  - o 545 rental apartment units, including:
    - 75 rental apartment affordable units at the Moderate Area Median Income level (13.76% of total rental units).
2. A community benefit payment of \$1.5 M to be dispensed at the Council's discretion.

B. Additional Community Benefits:

1. Project Density: The site currently allows residential development as part of the overall site mixed land use with offices up to a maximum density of 75 units to the acre, or 2,877 units on the entire 38.37 acres site (including the existing office part of the site). The original project submitted to the Planning Commission had a total of 1,061 units for a density of 27.7 units to the acre and the following project presented to the City Council on February 8, had a total of 839 units, with a density of 21.9 units to the acre. Following negotiation, the total number of units was further reduced to 775 units, resulting in a density of 20.2 units to the acre. A to-be-determined number of the for-sale units would also be made available for sale to the City in first priority for potential additional affordable units.
2. Open Space: while the project is significantly reduced from its original residential count, it will maintain the original 16 acres of open space. Ten (10) acres were originally required under the first submission. The open space will be accessible to all Alhambra residents and the community room and amenities will also be available to all Alhambra residents albeit through a reservation system.
3. Trees: All existing trees currently on the property that may need to be removed for the project will be offered to the City for relocation to other locations.
4. Traffic: As a result of the reduction of residential units and the State mandate to analyze the environmental impact of traffic based on the Vehicle Miles Traveled (VMT) methodology, no significant impacts can be identified. However, the Ratkovich Company is still committed to provide two new intersections and pedestrian improvements as follows:
  - a) New signalized intersection with pedestrian crosswalks at Orange Street and Date Avenue; and,
  - b) New signalized intersection with pedestrian crosswalk at Date Avenue and Mission Road.
5. Air Quality: Because of the reduction in the number of units, air quality temporary impact resulting from construction will be reduced. Further reduction is also anticipated by a modification of the construction schedule. The Ratkovich Company is currently studying a construction schedule to eliminate all temporary air quality significant impact.
6. Soil contamination mitigation: Following concerns of potential vapor contamination, the Ratkovitch Company will:
  - a) Install a vapor barrier under the Corner Plan residential building;
  - b) Provide for a concrete cap under the East Plan parking structure; and,
  - c) Provide pre-occupancy air quality testing on the Corner Plan residential units.
  - d) In addition, the Ratkovich Company will be providing the City with an indemnity for future potential risks.

**CEQA UPDATE:**

As originally proposed, the 1061 unit project resulted in two significant, un-mitigatable environmental impacts—one for traffic, based upon a traffic congestion LOS (level of service) analysis and one for temporary air quality impacts due to construction activity for the project.

In response to comments during the Planning Commission process, the applicant reduced their project to 839 units and submitted a VMT (vehicle miles traveled) traffic analysis. That analysis has been peer-reviewed by the City's environmental consultant (Dudek) and the analysis and peer-review comments are now posted on the City's website. SB 743 requires the use of VMT analysis for traffic impacts as of July 1, 2020. This project was submitted to the City and the Draft EIR was prepared prior to that date, therefore the EIR study was based on an LOS analysis. The applicant is now requesting that the VMT traffic analysis be substituted for the LOS analysis. That analysis shows no significant unavoidable traffic impacts for the 839 unit project based on VMT. Notwithstanding that analysis, the applicant has indicated they still plan to undertake the two traffic signal mitigations identified for the project in the EIR.

In terms of the LOS analysis, the City's general plan states that even though SB 743 requires the City to use VMT analysis for purposes of CEQA impact studies, the "City can, however, continue to use LOS standards to ensure reasonable flow of vehicular traffic" and the general plan contains policies and standards regarding acceptable LOS on City streets. Violation of the LOS standards may make the project inconsistent with the general plan. That in turn could allow the City to require measures to address the inconsistency, through conditions adopted as part of project approval. Any such conditions must be related to the LOS inconsistency being caused, proportional to the extent of inconsistency, and feasible for the applicant to implement. As currently drafted, the EIR studied the 1061 unit project and indicates there may be a general plan inconsistency with the project. No LOS analysis of an 839 unit project has been provided by the applicant to determine whether that issue remains.

Finally, in terms of construction-related air quality impacts, the applicant has indicated to staff that they believe they can reduce the air quality impacts below a significant impact by revising the construction phasing. They have not yet submitted revised phasing, or any technical information/studies to demonstrate the extent of reduced impacts. Once submitted, such information should be peer-reviewed by City staff and consultants.