

CITY OF ALHAMBRA

NOTICE OF SPECIAL MEETING
OF THE
ALHAMBRA CITY COUNCIL
(Notice No. N2M21-77)

NOTICE IS HEREBY GIVEN that a **special** meeting of the Alhambra City Council will be held on **Thursday, June 10, 2021**, commencing at **6:00 p.m.** in the **Council Chambers** of the **Alhambra City Hall, 111 South First Street, Alhambra, California** pursuant to the order of the Mayor of the City of Alhambra, the Alhambra City Charter, the Alhambra Municipal Code, and Sections 54955 and 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: June 9, 2021
Notice No. N2M21-77



Gateway
to the
San Gabriel Valley

**CITY OF ALHAMBRA
AGENDA
ALHAMBRA CITY COUNCIL
JUNE 10, 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://cityofalhambra-org.zoom.us/j/85925565507?pwd=Tm1YMnAzQkpCTW1JckdDL3FyMTI5UT09>

Webinar ID: 859 2556 5507, Passcode: 533528

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: 859 2556 5507** and **Passcode: 533528**. **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 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 **by no later than 5:00 p.m.** on June 10, 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 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
Council Chambers, 111 South First Street
June 10, 2021
6:00 p.m.

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

CITY CLERK REPORT - NOTICE NO. N2M21-77

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**

On May 18, 2021, the City Council conducted a special meeting to consider the application by the Ratkovich Company for The Villages at The Alhambra project, comprised of a total of 775 residential units, including 230 condominiums and 545 apartments units, and a Development Agreement. At this meeting the outcome of the two (2) Council Sub-Committee meetings of April 21 and May 4, 2021, was discussed. Councilmembers Adele-Andrade Stadler and Ross Maza served on the Sub-Committee to represent the Council's concerns with the project and negotiate a compromise for the project Development Agreement. Based upon the negotiation results outlined in the May 18, 2021 staff report, the City Council was of the opinion that additional negotiations with the Applicant were needed and Councilmembers Sasha Renée Pérez and Jeff Maloney

were appointed to the 2nd Council Sub-Committee. This Sub-Committee was directed to focus on the following items:

- Completion of a Vehicle Miles Traveled Analysis and Level of Service Analysis for the reduced project size of 775 units.
- Completion of an Air Quality Analysis for the revised construction schedule for the 775-unit project.
- Provision of on-site affordable units that more closely resemble, if not consistent with, the requirements of the City's Inclusionary Housing Ordinance.
- Development of programs and/or strategies to enhance project walkability, encourage alternative modes of transportation, and reduce the dependence on the use of private automobiles.
- The project should have a trained workforce that includes Alhambra residents.

The new Sub-Committee and Applicant met on May 25 and June 3 to discuss the Council's concerns. Even with these two (2) meetings, there are still matters that are unresolved, including the fact that the requested Air Quality and Level of Service Analysis documents are still being finalized. The Sub-Committee requests additional time to further meet and negotiate with the Applicant.

Recommended Action: It is recommended that the City Council:

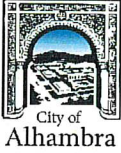
1. In light of the Sub-Committee's indication that they need additional time for negotiations, continue the hearing to June 17, 2021 and defer taking any additional public testimony until that date, when it is anticipated additional information from the Sub-Committee will be available.

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 and you will be able to submit your email address on the homepage to the subscription service.

LAUREN MYLES, CMC
CITY CLERK



Item No. 1

**CITY OF ALHAMBRA
AGENDA REPORT**

CITY MANAGER APPROVAL:

DATE: June 10, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Andrew Ho, Director of Community Development
Vanessa Reynoso, Deputy Director of Community Development
Paul Lam, Principal Planner

SUBJECT: **CONTINUED PUBLIC HEARING REGARDING 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 – CITY COUNCIL SUB-COMMITTEE REPORT**

RECOMMENDATION:

It is recommended that the City Council:

1. In light of the Sub-Committee's indication that they need additional time for negotiations, continue the hearing to June 17, 2021 and defer taking any additional public testimony until that date, when it is anticipated additional information from the Sub-Committee will be available.

BACKGROUND:

On May 18, 2021, the City Council conducted a special meeting to consider the application by the Ratkovich Company for The Villages at The Alhambra project, comprised of a total of 775 residential units, including 230 condominiums and 545 apartments units, and a Development Agreement. At this meeting the outcome of the two (2) Council Sub-Committee meetings of April 21 and May 4, 2021, was discussed. Councilmembers Adele-Andrade Stadler and Ross Maza served on the Sub-Committee to represent the Council's concerns with the project and negotiate a compromise for the project Development Agreement. Prior to this meeting, there were two other Council meetings held on March 22 and April 12, 2021, to also discuss the outcomes of seven (7) previous Sub-Committee meetings.

At the May 18, 2021, meeting, the results of the negotiations were reported as follows:

- Affordable Housing: The Ratkovich Company did not revise the details of the inclusionary housing units, which remain at 75 affordable rental apartment units at the Moderate Area Median Income level (13.76% of total rental units). However, the Ratkovich Company did increase the community benefit payment of \$1.5M to \$3M to be dispensed at the Council's discretion.
- VMT Analysis: The Ratkovich Company prepared a draft VMT Analysis Memo for the reduced 775- unit proposal. The draft analysis was submitted to the City for review, but the review was not completed in time for the meeting.
- Air Quality Analysis: The Ratkovich Company prepared a revised construction schedule by eliminating the overlap of the build-out phases, thereby reducing the air quality impacts for the reduced 775-unit proposal. A draft Air Quality Technical Memo was submitted to the City for review, but the review was not completed in time for the meeting.
- On Site Transportation: The Ratkovich Company stated that on-site transportation would not be necessary as it would be duplicative of existing transit options now available. There are existing Metro and City ACT stops adjacent to the project site. MTA's 258 Line provides access to the South Pasadena Gold Line Station and the 76 Line provides access to Downtown Los Angeles. The City's Blue and Green ACT Lines provide access throughout the City and the Blue Line service also extends to Cal State Los Angeles and the gold Line Station located there.
- Trees: Trees to be removed will be made available for anyone, including the City, for transplanting elsewhere. The cost of tree transplanting will be the responsibility of the party accepting the tree. Although final landscape plans have not been developed yet, the Ratkovich Company stated that it is the intent to replace trees at a 4:1 ratio (4 trees planted for each tree removed). (Note: this is not consistent with the City's Tree Preservation Ordinance as the replacement under the Ordinance is dependent upon trunk diameter and not a flat ratio as proposed.) The Ratkovich Company had also stated that landscaping throughout the project will be California Native and drought tolerant.
- Stormwater Management: The Project will be designed to meet all State, County, and Local requirements regarding stormwater management. There are multiple design solutions available and the Project will implement the proper design solutions for the various areas of the Project site and the unique characteristics those areas possess.
- Workforce: The Ratkovich Company stated that they are still considering this and do not have a final plan of action at that time.

Based upon these negotiation results, the City Council was of the opinion that additional negotiations with the Applicant were needed and Councilmembers Sasha Renee Perez and Jeff Maloney were appointed to the 2nd Council Sub-Committee. This Sub-Committee was directed to focus on the following items:

- Completion of a Vehicle Miles Traveled Analysis and Level of Service Analysis for the reduced project size of 775 units.
- Completion of an Air Quality Analysis for the revised construction schedule for the 775-unit project.
- Provision of on-site affordable units that more closely resemble, if not consistent with, the requirements of the City's Inclusionary Housing Ordinance.

- Development of programs and/or strategies to enhance project walkability, encourage alternative modes of transportation, and reduce the dependence on the use of private automobiles.
- The project should have a trained workforce that includes Alhambra residents.

SUB-COMMITTEE STATUS:

The new Sub-Committee and Applicant met on May 25, 2021, and June 3, 2021, to discuss the Council's concerns. Even with these two (2) meetings, there are still matters that are unresolved, including the fact that the requested Air Quality and Level of Service Analysis documents are still being finalized. The Sub-Committee requests additional time to further meet and negotiate with the Applicant.