



Item No. \_\_\_\_\_

**CITY OF ALHAMBRA  
AGENDA REPORT**

**CITY MANAGER APPROVAL:** \_\_\_\_\_

**DATE:** May 18, 2021

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

**SUBMITTED BY:** 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**

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**RECOMMENDATION:**

It is recommended that the City Council:

1. Receive and file the City Council Sub-Committee negotiation report for the Villages at The Alhambra project Development Agreement;
2. Direct staff as appropriate based upon Council's further discussion of the project; and
3. Continue the hearing to a date certain.

**BACKGROUND:**

On February 4, 2021, the City Council considered the application by the Ratkovich Company for the Villages at The Alhambra project ("Project"), comprised of a total of 839 residential units, including 294 condominiums and 545 apartment 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 proposed terms for the Project Development Agreement for eventual consideration by the entire City Council.

The Council Sub-Committee met on a weekly basis for five (5) substantial discussions on the following dates:

- February 10, 2021;

- February 22, 2021;
- March 1, 2021;
- March 8, 2020; and
- March 16, 2021.

At the conclusion of the meetings, the Council Sub-Committee reached a tentative understanding with the goal of addressing Council concerns and subsequently providing a number of community benefits as follows:

- Project Density: Total number of units reduced to 775 units (230 for-sale condominiums and 545 rental apartment units);
  - 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;
- Community Benefit Payment: A Community benefit payment of \$1.5 M to be dispensed at the Council's discretion;
- Open Space: Although the project is significantly reduced from its original residential count, it will maintain the original 16 acres of open space proposed with the original project. Additionally, the open space will be accessible to all Alhambra residents and the community room and amenities will also be available to all Alhambra residents through a reservation system;
- 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: The LOS-based Traffic Analysis of the EIR will be replaced with the Vehicle Miles Traveled ("VMT") based methodology, and subsequently, no significant impact can be identified. However, the Ratkovich Company is still committed to provide two (2) new intersections and pedestrian improvements as follows:
  - New signalized intersection with pedestrian crosswalks at Orange Street/Date Avenue; and
  - New signalized intersection with pedestrian crosswalk at Date Avenue/Mission Road.
- Air Quality: Because of the reduction in the number of units, temporary air quality impacts resulting from construction will be reduced. Further reduction is also anticipated by a modification of the construction schedule;
- Soil Contamination Mitigation: The Ratkovich 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. The Ratkovich Company will also be providing the City with indemnity for future potential risks.

The results of the Sub-Committee meetings were reported to the City Council at the regular meeting of March 22, 2021. Due to time constraints, there was time only to receive testimony from nine (9) members of the public and the application was continued to a special meeting of the City Council on April 13, 2021.

At the April 13, 2021, special meeting, 53 additional public comments were received and the Council discussed the tentative results of the previous Sub-Committee meetings. The Council

was of a consensus that the Council Sub-Committee and the Applicant needed to meet for additional negotiations on the following issues:

- More Affordable Housing: The inclusionary housing units should match with the Inclusionary Housing Ordinance provisions, and should include some for-sale units;
- VMT Analysis: A VMT analysis for the reduced unit count of 775 units is needed;
- Air Quality Analysis: An analysis is needed for the revised project phasing;
- On-Site Transportation: A shuttle service should be provided to the residents with destinations including Cal State Los Angeles and the South Pasadena Gold Line Station;
- Trees: Tree removal and replacement should be consistent with City ordinances and project landscaping should consist of Native California species;
- Stormwater Management: The project should incorporate strategies to manage and retain on-site stormwater; and
- Workforce: The project should include a trained workforce that includes Alhambra residents.

### **SUB-COMMITTEE OUTCOME:**

The Sub-Committee and Applicant met on April 21, 2021, and May 4, 2021 to discuss the Council's concerns. The following summarizes the results of those meetings for further consideration by the Council:

- Affordable Housing: The Ratkovich Company has not revised 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 has increased the community benefit payment of \$1.5M to \$3M to be dispensed at the Council's discretion.
- VMT Analysis: The Ratkovich Company has prepared a draft VMT Analysis Memo for the reduced 775- unit proposal. The draft analysis was submitted to the City for review. Dudek is the City's consultant providing the third-party peer review of the Analysis Memo. At the time this report was finalized, Dudek had completed their initial review of the Analysis Memo and responded back to the Applicant with one comment. Staff will provide a status update at tonight's hearing.
- Air Quality Analysis: The Ratkovich Company has revised the construction schedule by eliminating the overlap of the build-out phases, thereby reducing the air quality impacts for the reduced 775-unit proposal. At the time this report was finalized, a draft Air Quality Technical Memo was submitted to the City and is being reviewed by Dudek. It is anticipated that Dudek's initial review of the Technical Memo will be completed by the time of tonight's hearing and Staff will present a status update.
- On Site Transportation: The Ratkovich Company states 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.
- 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 states 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 has 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 states that they are still considering this and do not have a final plan of action at the time this report was prepared.

The Sub-Committee will provide more details of their negotiations with the Council, after which Staff is seeking direction on working with the Project Applicant to revise the draft Development Agreement for further consideration by the City Council.