



**CITY OF ALHAMBRA  
AGENDA REPORT**

**CITY MANAGER APPROVAL:**

**DATE:** March 22, 2021

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

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

**SUBJECT:** CONTINUED PUBLIC HEARING FOR THE VILLAGES AT THE ALHAMBRA DEVELOPMENT AGREEMENT – 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 deal points 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.

**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 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 a compromise for the project Development Agreement.

The Council Sub-committee met on a weekly basis for five substantial discussions on the following dates:

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

**SUB-COMMITTEE OUTCOME:**

At the conclusion of the meetings, the Council sub-committee reached an agreed upon number of deal points with the goal of addressing Council concerns and subsequently providing a number of community benefits as follows:

A. Agreed upon Deal Points:

1. The total number of residential units will be reduced to 775 units comprised of:
  - o 230 condominiums for-sale units; and,

- 545 rental apartment units, including:
    - 75 affordable rental apartment 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 4, 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 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 significant temporary air quality impacts.
  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.In addition, the Ratkovich Company will be providing the City with indemnity for future potential risks.

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.